



SEVEN HILLS PROPERTY OWNERS ASSOCIATION

JUNE 2025

## COME JOIN US FOR A HAWAIIAN LUAU

WEDNESDAY, JUNE 18TH 🌸 5:PM – 8:PM 🌸 YOUR \$15 TICKET INCLUDES: CATERED HAWAIIAN DINNER  
MUSIC BY DJ DIESAL 🌸 AUTHENTIC HAWAIIAN ENTERTAINMENT BY PUAHI'S POLYNESIAN DANCERS  
PHOTO OPS, RAFFLE PRIZES, AND MORE!

TICKETS ON SALE AT SEVEN HILLS CLUBHOUSE 🌸 MON-SAT 🌸 FROM 10:00AM-1:00PM  
GET TICKETS NOW TO RESERVE YOUR SPOT!

LAST CHANCE TO BUY YOUR LUAU TICKETS 🌸 FINAL DATE FOR TICKET PURCHASE IS JUNE 4TH

SPONSORED JOINTLY BY SEVEN HILLS MEMBERS CLUB & SEVEN HILLS PROPERTY OWNERS ASSOCIATION

TROPICAL ATTIRE WELCOME! 🌸 SEE COMPLETE FULL-PAGE AD FOR THIS EVENT ON PAGE 11



## 4TH OF JULY GOLF CART PARADE!

**CALLING ALL GOLF CARTS, CLASSIC CARS,  
MOTORCYCLES, AND OTHER FUN VEHICLES!**

**DECORATE YOUR RIDE AND LET'S CELEBRATE OUR NATION'S  
BIRTHDAY WITH A PARADE THROUGH OUR COMMUNITY!**

**JULY 4TH FROM 10 AM TO 12:30 PM 🚗 STARTING AT THE CLUBHOUSE PARKING LOT**

**SEE COMPLETE FULL-PAGE AD FOR THIS EVENT ON PAGE 12**

### WHAT'S INSIDE OUR NEWSLETTER THIS MONTH

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Visit Our Website at: [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com)

**The Seven Hills Property Owners Association (SHPOA) Is A Non-Profit Mutual Benefit Association**

# UPCOMING COMMUNITY EVENTS

**June 18th – from 5pm - 8pm – Summer Luau Night**  
Entertainment by: DJ Diesel 🌸 Puahi's Polynesian Dancers

**4th of July – Golf Cart Parade**  
From 10:am to 12:30pm – Starting at the clubhouse parking lot.

**July 16th from 5pm - 8pm – Patriotic Night**  
American Made Band will be performing.

## IMPORTANT NOTICE

*Starting in June, our automated answering service notified us that they will be tripling the cost of our current plan. After checking into the cost of similar plans and ideas, the Board decided to cancel our current service, consolidate, and use individual contact numbers for the board members, office, and other contributors. Please take note of the new contact numbers and information on the following page - you might even want to keep that page for your reference.*



*Sincerely,  
Gary Bieber, Editor*

# SEVEN HILLS BOARD OF DIRECTORS AND CONTRIBUTOR CONTACT INFO

	Title	Name	Phone #	Email Address
B O A R D  M E M B E R S	President	Mauria Ganther	(951) 292-4008	president@sevenhillspoaofhemet.com
	Vice-President	Linda Wilcox	(949) 402-3686	vp@sevenhillspoaofhemet.com
	Secretary	Position Open	N/A	secretary@sevenhillspoaofhemet.com
	Treasurer	Patti Courtois	N/A	treasurer@sevenhillspoaofhemet.com
	Architectural	Vincent Oliveri	(951) 599-9711	arch@sevenhillspoaofhemet.com
	CC&R's	Position Open	(951) 292-4008	ccrs@sevenhillspoaofhemet.com
	Safety Monitor	Bob Fisk	(925) 450-2046	safetymonitor@sevenhillspoaofhemet.com
O T H E R S	Administration	Sandra Allbright	(951) 658-6178 (951) 305-3092	sevenhillsmembership@gmail.com
	Advertising	Sandra Allbright	(951) 658-6178	sevenhillsmembership@gmail.com
	Referral Services	Sandra Allbright	(951) 658-6178	referrals@sevenhillspoaofhemet.com
	Newsletter Dist.	Marta Miner	(702) 376-1681	newsdelivery@sevenhillspoaofhemet.com
	Newsletter Editor	Gary Bieber	(951) 305-0783	sevenhillseditor@gmail.com

## SEVEN HILLS PROPERTY OWNERS ASSOCIATION MONTHLY MEETING SCHEDULE FOR 2025

June – August .....DARK  
 Wednesday, September 3rd, 2025 .....3:30 p.m.  
 Wednesday, October 1st, 2025 .....3:30 p.m.



*All meetings are held at the Seven Hills Member's Club • 3050 Jacaranda Way, Hemet, CA*



## *Important Message From Your Board President*



Dear Neighbors,

Correct me if I'm wrong. When we moved in here, we all signed up to follow a set of rules, right? When was the last time you read them? Just curious. Because I'm concerned.

For more than a year we have been down by one board member. Since January, we have been down by two.

People are complaining. Negative comments have appeared on social media.

You know that your board is made up of volunteers, right?

I think we can do better than complaining and blaming.

It isn't your board who are not weeding their lawns. It isn't your board who allow their dogs to bark into the middle of the night. It isn't your board who are parking vehicles where they should not be parked. It isn't your board who puts large items at the curb and hopes someone shows up to take them away.

These are examples of resident responsibilities.

Yet, when the board reminds residents who are not complying with rules, home owners are offended. When the board escalates the concern because owners fail or neglect the reminders and are fined for violations, home owners are (once again) offended.

We have also been blamed, or held accountable for the lack of security in a community that is not commonly owned. We cannot put gates up on our entrances. We do not own the streets like an HOA. We can't even touch what it would cost to hire a security company (at our current rate of dues) to patrol our streets at night. So we installed a surveillance system which has been a proven deterrent.... until recently, as we are finding what always seems to happen with technology. The system is in sore need of an upgrade.

Remember why we moved in here? We moved into Seven Hills because it has a peaceful presence and lovely curb appeal. It far exceeded other communities in terms of its appearance and value when we shopped elsewhere.

But that atmosphere does not exist out of nothing. A portion of your dues also pays (by way of administration) for the existence of a quasi-government made up of dedicated volunteer leaders who are desperately working on the community's behalf to uphold what we all agreed were the covenants we would keep.

It's pretty simple, really. When we all follow the rules, we set ourselves apart as the premier community we profess. When people don't follow the rules, it brings down the value of the community and weeds start to grow, figuratively, in every crack.

A POA community is only as strong as the Board of Directors. The Board of Directors are who stand in the gap between encroaching outside influences and the true value of your home.

So I'm asking you for your support by reminding everyone to follow the rules. It's what you signed up for.

I'm also asking for individuals to consider stepping forward. We need a full board. We are at risk of losing our 55+ status with this next election because we will not meet the qualifications to operate as a full board. This would be a serious blow to the community and change the make-up of the community entirely.

President@sevenhillspoaofhemet.com  
Mauria Ganther  
(951) 292-4008

### **IMPORTANT! EMERGENCY CONTACT INFORMATION**

**We need to know how you would like to receive emergency contact information! GO TO [Sevenhillspoaofhemet.com](https://sevenhillspoaofhemet.com), scroll down and click on SURVEYS or use this QR Code:**



Scan me!





Do you believe summer is here already? I am always wishing my life away for summer to begin and here it is.

As you know we go dark for June, July, and August – meaning there is not the monthly POA meeting.

But in no way does that mean that your POA board is not still faithfully hard at work so Seven Hills can remain a **premier senior community**. Each one of us is still diligently serving and working for you, your investment, and quality of life that you must have wanted when you chose to move here.

I have seen posts on social media recently being very critical of the POA board – some showing pictures of the Seven Hills Members Club. Possibly some of you may not know we do not own or have any voice in what goes on in the members club or how it is maintained. If we did, we would be an HOA and your dues would be higher than \$43.00 a month. A few years back the POA board put it to a vote, whether or not residents wanted the board to buy the members club when it was for sale. The vote was a resounding “NO”.

In another post, I noted seeing a picture of a yard with large weeds. Please understand, there can be circumstances beyond our control at the time for not having the weeds removed in a timely manner. Believe it or not, we do have to follow protocol when it comes to going onto a property to remove weeds, etc. I have served this great community for some years now and I can tell you we are aware of each home in here and have addressed each situation that has come to our attention, either by a written complaint or by us seeing the problem for ourselves. If it has not been corrected it is only because there is a legal reason. Know that it takes a great deal of time to work through and past those issues.

Finally, if you love and care for your community and want to keep it a premier SENIOR community, we need your help. **We are two board members down as of this writing. We are concerned for what this may mean in maintaining our 55+ status and remain a nonprofit POA.** Please give strong consideration to coming forward and volunteering for the POA Board positions, CC&R and Secretary.

Our board President is doing a fabulous job. She is only **one person** who is doing two jobs at present: President and CC&R’S (which is way too much for one person to handle). So if sometimes you see things that aren’t getting done as quickly as when we had a CC&R separate board member, please give your understanding.

I am confident now that you know what is going on, you will step up to the challenge and join the SHPOA Board. Consider the idea of a trial basis of a three month period to see if it is a good fit for you.

### **Event Committee News**

I want to thank Jane Broe, the Event Committee Chairperson, and her wonderful, dedicated committee members Maria Garcia, Linda Newstead, Phyllis



Oliveri, and Mary Veal who have been hard at work putting together the fun activities for the community, like the Luau, the upcoming 4th of July Golf Cart Parade, the great program that they have planned for Veterans Day, and of course, our annual Ice Cream Social.

The Shredding Event was a huge success. The SHPOA Board wants to thank Sandy Albright, Jane Broe, Bob Fisk, Maria Garcia, Bobbi Hanna, Gary Hockenberry, Marta Minor, and Vince Oliveri for all the hard work and heavy lifting.

**DID YOU KNOW** that you do not have to be a member of the members club to attend the dinner/music event held on the **3rd Wednesday of each month from 5PM – 8PM**. The cost of a ticket is only **\$12.00**. For more information contact Dasha at 951-658-2234.

If you are interested in checking out the Seven Hills **BOOK CLUB**, contact me for the date and location of the next meeting in **JUNE**. We will be reading “**The Dressmakers of London**” by Julia Kelly.

*With joy to serve,  
Linda Wilcox,  
SHPOA Vice-President*

# BOARD MEETING MINUTES

**SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.  
P.O. BOX 177, HEMET, CA 92546  
OFFICE (951) 658-6178**

***Board of Directors  
Minutes of May 7, 2025 Meeting***

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Mauria Ganther, President of the Board of Directors called the meeting to order at 3:39 p.m.

Directors roll call:

Present:

Mauria Ganther, Linda Wilcox, Vince Oliveri, Robert Fisk, & Patricia Courtois

## **DIRECTORS REPORTS**

### **Secretary Report:**

The minutes of the Board of Directors Meeting held on April 2, 2025 were posted in the May newsletter.

The Executive Board of Directors meeting held on April 24, 2025 were emailed to the board.

### **Treasurer Report:**

A current budget report will be filed for audit.

### **Vice-President Report:**

Linda Wilcox reminded everyone the Book Club Meeting will be on May 19 at 2:00 pm.

The Hawaiian Luau will be held June 18 from 5-8 pm. It will be a combined event with the Seven Hills Members Club. You must be a resident of Seven Hills POA to attend. Tickets are \$15 and will be sold at the Members Club Monday-Saturday from 10am - 1pm.

### **Safety Monitor Report:**

Bob Fisk stated that complaints about homeless people in Seven Hills cannot be enforced by the POA as long as they are on public property. He will make himself available to check out these concerns if you let him know about them.

### **Architectural Report:**

Vince Oliveri clarified a new rule; lattice may be used on your porch or patio and needs architectural approval. Lattice may not be used for perimeter fencing.

### **CC&R Report:**

A new rule under 7.10.5 Parking Violations was announced. Details can be found under the CC&R article in this month's newsletter.

CONTINUED ON NEXT PAGE ►

## **UNFINISHED BUSINESS**

“Five Year Financial Plan” - A broad overview was presented by Mauria Ganther, president, reflecting counsel sought by the POA’s CPA. The plan covers a five-year financial outlook for the POA.

- I-Bond investments provide approximately \$15,000 in annual interest.
- Reserves should maintain a minimum balance of \$100,000.
- Dues strategy includes options like small increases or larger raises later.

## **NEW BUSINESS**

- Liens
  - Four motions were made by Patricia Courtois and put to a vote stating, “That the Board of Directors for Seven Hills Property Owners Association proceed with having Legal Counsel file a CC&R violation assessment Lien as allowed under Article 4.9 & 4.10 in our CC&R’s against the following properties with Assessor Parcel Numbers also known as APN # 464-031-032, APN # 464-082-007, APN # 464-163-009, and APN # 464-045-015 was voted by the Board of Directors following an Executive Session Meeting on April 24, 2025, for the unpaid assessment and any other cost or expenses.” The motion was seconded and the vote carried.
- Survey
  - An electronic survey is online and available for the board to collect resident information for the purposes of publishing electronic information from the BOD.
- Guest Speaker
  - Our guest speaker was Lori Vanarsdale from the Ramona Bowl. She presented a powerpoint presentation of “THE HISTORY OF THE RAMONA BOWL”.

## **Member Comments**

A member wanted to know the difference between an HOA and a POA. Mauria Ganther, president, presented a slide shared with every new member who attends a CC&R Review explaining the difference.

## **ANNOUNCEMENTS**

- Our raffle winner was Carlos VanFrankenberg who won a \$25 gift certificate to Jersey Mike’s Subs.
- We will be dark for the summer and meet again the first Wednesday of September.
- Immediately following the meeting, the Members Meeting would begin.

The meeting was adjourned at 4:05 p.m.

*Respectfully Submitted by:*  
*Mauria Ganther, President*

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**SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC.**  
**P.O. BOX 177, HEMET, CA 92546**  
**OFFICE (951) 658-6178**  
***Bi-annual Members Meeting***  
**Minutes of May 7, 2025 Meeting**

Mauria Ganther, President of the Board of Directors called the meeting to order at 4:05 p.m.

Directors roll call:

Present:

Mauria Ganther, Linda Wilcox, Vince Oliveri, Robert Fisk, & Patricia Courtois

**Speaker Etiquette & Ground Rules**

A brief discussion presented by Mauria Ganther, President, on speaker etiquette and ground rules were set for the Members Meeting before turning the time over to residents.

**Members Comments**

One member stepped forward to express concern over specific line items that were unclear on previous budget reports, as well as the need to put numbers on the “Five Year Financial Plan” concerning I-Bonds and further rationale for raising dues.

**ANNOUNCEMENTS**

- Tickets to “RAMONA” were donated by Lori Vanarsdale. When raffled off, the two recipients were Bill Tippings and Tina Vanderwater.
- Beverages and refreshments were made available by the Event Committee.

The meeting was adjourned at 4:47 p.m.  
Households represented: Thirty eight (38).

*Respectfully Submitted by:*  
*Mauria Ganther, President*





# TREASURER'S REPORT AND FINANCIALS

AS OF APRIL 30, 2025  
BY: PATTI COURTOIS, TREASURER



## OPERATING REVENUE

Total Revenue (Income)	\$10,833.67
Total Expenditures	\$19,446.80

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<b>NET OPERATING REVENUE</b>	<b>-\$8,613.13</b>
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## ASSETS

### Current Assets

#### Bank Accounts

1000 Bank of Hemet, Checking	\$17,176.28
1010 Bank of Hemet, Savings	\$38,053.72
1020 Treasury I-Bonds *	\$234,001.20

<b>Total Bank Accounts</b>	<b>\$289,231.20</b>
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#### Other Current Assets

Payments to Deposit	\$511.72
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<b>Total Other Current Assets</b>	<b>\$511.72</b>
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<b>Total Current Assets</b>	<b>\$289,742.92</b>
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<b>TOTAL ASSETS</b>	<b>\$289,742.92</b>
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## LIABILITIES AND EQUITY

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Liabilities	\$0.00
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<b>TOTAL LIABILITIES</b>	<b>\$0.00</b>
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### Equity

Opening Balance Equity	\$224,614.54
Accumulated Funds	\$69,387.27
Net Revenue	-\$8,613.13

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<b>TOTAL EQUITY</b>	<b>\$285,388.68</b>
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<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$285,388.68</b>
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\*includes \$564.00 interest earned in April '25

**\* FULL FINANCIAL REPORT AVAILABLE UPON REQUEST \***

Dear Friends,

As members of the Seven Hills community, we all share the common goal of preserving the beauty, integrity, and quality of our neighborhood. To achieve this, it is essential that we all adhere to the set of rules (the CC&Rs) that are the foundation for maintaining our community's standards.

It is disappointing to see instances where these guidelines have been disregarded, diminishing the sense of respect and responsibility that makes our community thrive. These rules were not created arbitrarily—they exist to protect property values, foster a sense of unity, and preserve the aesthetic appeal of Seven Hills. Compliance is not just about following regulations—it reflects our shared commitment to maintaining a neighborhood we can all take pride in.

It is important to remember that the Seven Hills Board of Directors is made up of volunteers who are also your neighbors. We are residents just like you, invested in ensuring that our community remains a safe and welcoming, well-maintained, and enjoyable place to call home. Our efforts are guided by the same dedication and care that you have for your property and surroundings.

Be assured that the board is not here to dictate or impose rules unfairly. We are simply fellow residents

who have stepped up to serve and do what is right for the greater good of our neighborhood. However, this has become a difficult task because we are currently two (2) board members short. At present, we have only five (5) board members (this could change after the elections in November), which impacts on our ability to effectively manage and address the needs of our community. Please consider volunteering for the board – at least on a trial basis. Your participation will help us continue to uphold the standards of our neighborhood effectively.

We also encourage and welcome open communication and constructive discussions to ensure that all voices are heard and understood. Therefore, the Board of Directors welcomes your calls and emails if you have questions or are unsure of what is happening in the community. We are always happy to provide clarification and work together to ensure Seven Hills remains a wonderful place to live.

Thank you for your cooperation and commitment to strengthening our community. By working together, we can continue to keep Seven Hills a truly wonderful place to live.

*Sincerely,  
Patti Courtois, Treasurer*





A decorative border of various tropical leaves, including monstera and palm fronds, in shades of green and pink, framing the central text.

# COME JOIN US FOR A HAWAIIAN LUAU

**WEDNESDAY, JUNE 18<sup>TH</sup> – FROM 5:00 - 8:00**

**YOUR \$15 TICKET INCLUDES:**

🌸 **CATERED HAWAIIAN DINNER**

🌸 **MUSIC BY DJ DIESAL**

🌸 **AUTHENTIC HAWAIIAN ENTERTAINMENT  
BY PUAHI'S POLYNESIAN DANCERS**

🌸 **PHOTO OPS, RAFFLE PRIZES, AND MORE!**

🌸 **MIXED MAI TAI AND PIÑA COLADA DRINKS  
WILL BE AVAILABLE FOR \$1**

**TICKETS ON SALE AT SEVEN HILLS CLUBHOUSE  
MON - SAT 🌸 10:00AM - 1:00PM 🌸 UNTIL JUNE 4<sup>TH</sup>**

**THIS IS YOUR LAST CHANCE TO BUY YOUR LUAU TICKETS  
FINAL DATE FOR TICKET PURCHASE IS JUNE 4**

**SPONSORED JOINTLY BY SEVEN HILLS MEMBERS CLUB  
AND SEVEN HILLS PROPERTY OWNERS ASSOCIATION**

**DOORS OPEN AT 4:30PM  
DINNER STARTS AT APPROXIMATELY 5:00PM**

**TROPICAL ATTIRE WELCOME!**





## **IMPORTANT MESSAGE CONCERNING OUR UPCOMING BOARD ELECTION IN NOVEMBER**

**As a member of the Board, you need to be computer literate, able to send and reply to emails (often daily), able to attend a minimum of two meetings per month, with one meeting being in the evening and one a full day Executive Session meeting. A Board member must be a homeowner in good standing (no outstanding assessments or violations) and be familiar with and support the governing documents of the community. Please read Article IV (below) of our Bylaws before considering running for our Board of Directors.**

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### **ARTICLE IV BOARD OF DIRECTORS; SELECTION; TERM OF OFFICE**

1. In General. The activities and affairs of this Association shall be administered and overseen by, and the powers of the Association exercised under the direction of a Board of Directors.
2. Number; Qualifications. The affairs of this Association shall be managed by a Board of seven (7) directors. All directors must be Members of the Association and in good standing. For purposes of qualifying for the Board, "good standing" shall mean a Member that is current in their assessments, has no outstanding fines, penalties or violations, and is not currently an adverse party against the Association in pending litigation, Joint Owners of a Separate interest may not serve on the board concurrently.
3. Term of Office. The term of office for directors shall be two (2) years. The directors shall serve staggered terms with three (3) or four (4) directors being elected in alternate years. Unless sooner vacated, each director shall hold office until the director's term expires and a successor is elected. At the annual meeting immediately following adoption of this Bylaw amendment increasing the size of the Board to seven members, two additional seats shall be open for election with one of those positions being elected for two years and the other position being elected for one year. Thereafter all directors will be elected for a term of two years.
4. Removal; Vacancies. Any or all directors may be removed without cause if such removal is approved by the affirmative vote of a majority of the total voting power of the Association, represented and voting at a duly held meeting. In the event of the death or resignation of a director his or her successor shall be filled by approval of the Board at a duly held meeting or by a sole remaining director and shall serve for the unexpired term of his or her predecessor. The Members may elect a director at any time to fill any vacancy not filled by the directors. A vacancy created by the removal of a director can be filled only by election of the Members.
5. Compensation. No director shall receive compensation for any service he or she may render to the Association. Any director may be reimbursed for his or her actual expenses, if reasonable, incurred in the performance of his or her duties.
6. Indemnification of Officers and Directors. Each director, officer and committee member shall be indemnified by the Association and the Members against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him or her by judgment or settlement in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his or her being or having been a director, officer, or committee member of the Association, except in cases of fraud, gross negligence or bad faith of the director, officer or committee member in the performance of his or her duties.
7. Resignation of Directors. Except as provided in this paragraph, any director may resign, and such resignation shall be effective on giving written notice to the president, the secretary, or the Board, unless the notice specifies a later time for the resignation to become effective. If the resignation of a director is effective at a future time, the Board may elect a successor to take office when the resignation becomes effective.
8. Authority of Board to Remove Directors. The Board shall have the power and authority to remove a director and declare his or her office vacant if he or she (i) has been declared of unsound mind by a final order of court; (ii) has been convicted of a felony; (iii) has been found by a final order or judgment of any court to have breached any duty under California Corporations Code Sections 7233-7236 (relating to the standards of conduct of directors); (iv) fails to attend three (3) unexcused consecutive regular meetings of the Board, or (v) is at any point ninety (90) days or more delinquent in payment of Assessments.



Friendly  
Reminder

**OUR ADMINISTRATOR CAN  
NOT HELP YOU WITH THE  
FOLLOWING QUESTIONS**

Hey, when do  
the tickets go  
on sale?

Can you tell me  
what time the  
show starts?

When will you  
start heating  
the pool?

What is the  
monthly cost to  
join the  
members club?

**PLEASE CALL THE MEMBERS CLUB AT  
(951) 658-2234 FOR ANY QUESTIONS  
REGARDING THAT FACILITY.  
REMEMBER, THE POA DOES NOT OWN  
THE MEMBERS CLUB.**



# SHPOA Feedback Form – How are we doing?

Thank you for taking time to fill out this form. The Seven Hills POA Board of Directors is very concerned with the present level of participation by members in our community. We'd like to know what we can do to improve. Please submit the completed form by dropping it in the box outside the Seven Hills Clubhouse or mailing to Seven Hills Property Owners Association, Inc., PO Box 177, Hemet, CA 92546. You can also go to our website: "[sevenhillspoaofhemet.com](http://sevenhillspoaofhemet.com)" and click on "Surveys" to fill it out and submit.

## OVERALL SATISFACTION

1. How long have you lived in this community?

- ☐ 1-3 years      ☐ 4-10 years  
☐ 11-20 years      ☐ Over 20 years

2. How old are you?

- ☐ 55-65      ☐ 66-75  
☐ 75- 85      ☐ Older than 85

3. How satisfied are you with the quality of living in the Seven Hills community?

- ①      ②      ③      ④      ⑤ +

4. What do you like most about living in the community?

5. What improvements would enhance your living experience here?

## COMMUNITY EVENTS

6. Did you attend any POA-organized events this year? (Check all that apply)

- ☐ Ice Cream Social  
☐ Christmas Golf Cart Parade  
☐ Shredding Event  
☐ Book Club  
☐ Community Garage Sale

7. What type of events would you be most interested in?

## SAFETY

8. How safe do you feel living in Seven Hills?

- ①      ②      ③      ④      ⑤ +

9. Our surveillance system is in need of an upgrade. Since that is the only security the POA owns, how likely are you to be in favor of allowing the POA to invest the money needed to keep the system in top working condition?

- ①      ②      ③      ④      ⑤ +

10. Would you be in favor of an increase in yearly dues to pay for a security company to drive through the community 3 times a night?

- ☐ Yes      ☐ No

11. Knowing that we do not own the streets in our community and cannot install gates at our entrances, what other recommendations would you make to promote safety in our community?

## COMMUNICATION

12. How satisfied are you with the POA board's communication (e.g., newsletters, emails, texts, meetings)?

- ①      ②      ③      ④      ⑤ +

13. Do you find the newsletter articles written by board to be informative and relevant?

- ① ② ③ ④ ⑤ +

14. How many Seven Hills Board of Directors meetings have you attended this year?

☐ 0 ☐ 0-3 ☐ I try to make every one.

15. I find the Board of Director meetings to be informative and relevant.

- ① ② ③ ④ ⑤ +

16. What suggestion(s) do you have to improve our board meetings?

18. What suggestions do you have to improve your board's work?

19. What prevents you from getting involved with your community?

☐ Health concerns ☐ Lack of interest  
☐ Other

Please explain "other".

20. Lastly, do you have any additional feedback or suggestions for the POA?

## LEADERSHIP

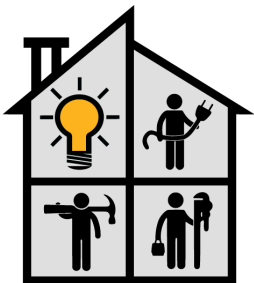
17. How satisfied are you with your current board?

- ① ② ③ ④ ⑤ +



*The Seven Hills POA keeps a record of people who provide the following services, and have been recommended by Seven Hills Residents.*

**Painter • Gardener • Window Washer • Handyman • Other Services**



If you have benefited from any services and would like to refer that person or company, or you're in need of a service

**Call Sandra at: (951) 658-6178**  
**or email at: [sevenhillsmembership@gmail.com](mailto:sevenhillsmembership@gmail.com)**

*Be advised that this is a Referral Service and NOT a recommendation*  
**PLEASE USE YOUR OWN JUDGEMENT**





# Safety Monitor Report

FOR JUNE 2025

BY: BOB FISK



I'm prefacing my column this month with some advice, which I normally reserve for the end. The Seven Hills Property Owners' Association is not yet in crisis, but is headed for one. My perspective is that Seven Hills is a very nice place to live: not perfect mind you, but definitely on

the positive side. When you drive down the street, you see well-kept yards and a pleasant avoidance of dissonance. This is the reason Sheri and I moved here. People care about keeping their yards groomed and the outside of their homes maintained, but there is no shocking uniqueness. At the same time, there is a subdued individuality to each house. Residents are proud of painting their house a color that does not match their neighbors, but is still complementary to it. The same goes for trees, plants and shrubs in the yard.

There are two reasons for this wonderful community appearance and each reason is failing. One reason is that Seven Hills has a set of rules (the CC&Rs) that define a tasteful and complementary theme for exterior home and yard appearance. We all understood the rules and signed an agreement to follow them when we moved to Seven Hills. Yet, a small number of residents choose to disregard the guidelines, which brings about difficult work for the residents elected to oversee the rules and make sure each home follows them.

That brings us to the second reason that is in danger: a strong and active Board. To have a Board, a small number of residents need to agree to serve on it and sacrifice a small amount of their discretionary time to attend two monthly meetings and hear cases of those who choose to disregard the rules. Right now, we are down two Board members and will lose several others at the end of this term in December. The Board can get by with fewer members, but it places a difficult burden on the fewer Board members who serve. Board work needs to be a duty shared by more than 4 residents. A smaller Board also means that fewer points of view are represented.

As you will hear from other Board members, we need your help in two ways. First, we need everyone to follow the CC&R rules that you received when you moved in. Second, we need help from a small number of you in filling the empty Board positions. If you are willing to serve on the Board, please call or send an email to Mauria Ganther, the Board President.

## REPORTED INCIDENTS

04/18/2025 TO 05/05/2025

**4/18/2025**—a resident on Chamise Way called to report that their golf cart had been stolen during the night from their property. A request was made to review camera footage.

Subsequent review of camera recordings at the intersection of Silver Oak Way and Seven Hills Drive revealed a panel truck closely followed by a golf cart passing through at about 2:23 am on the morning in question. The video and still images were provided to the resident.

**4/25/2025**—a request was made to investigate a garage door that had been left open for several days on Peach Tree Street. Immediate investigation found that the garage door had been closed.

**4/25/2025**—while investigating the open garage door I observed a large hot air balloon landing in the Lake Maybe sink. I was passed by several HPD cars. Further investigation disclosed an ambulance at the Brentwood entrance to Lake Maybe and more police cars on Blue Spruce Drive. The balloon had settled in Lake Maybe near 2899 Blue Spruce Drive.

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## Lessons of the Month

**Scam Calls**—it appears that scam calls are a fact of life, as I continue to receive reports of these. I will continue to describe calls that our residents receive if they are reported to me. It is important that our residents are aware of the scam calls that are being made so they can avoid being taken in. Please report any scam calls that are received.

**Outsiders in Seven Hills**—since Seven Hills is not a gated community, people who are not residents may legally use the roads and sidewalks here. There are no laws that allow us to exclude anyone from our community. However, if outsiders tread upon private property, the rules change.

For the people who decided to fish in the golf course pond, they are on privately-owned property. The property they are on, however, is owned by the golf course and not by a resident. Unless the golf course asks them to leave, they have no reason to do so.

The homeless we occasionally see in Seven Hills are also legal to use the sidewalks and roads. However, the report I received stated that the homeless man they saw was going through trash. If it was not a Monday, then the receptacles were in the street. I have mentioned before that courts have ruled that once you place your trash out for pick up anyone may go through it. If you keep the receptacle on your property until the trash truck comes, it would be protected. Most people prefer not to do this. Similarly, anyone coming onto your private property to take fruit from a tree should be asked to leave.

If anyone does come onto your private property and will not leave, calling the HPD at 951-765-2400 will bring the police as they are violating California Penal Code Sec 602.

Several residents have asked about putting up gates at the 3 entry points into Seven Hills. This could be done at a significant cost. However, the southern border of Seven Hills is wide open because of the fairways. These would also need to be fenced off, which would require additional expenditure. Gating the community would also place the responsibility for the streets and sidewalks under the Seven Hills POA. This would also change our status as a POA such that we would have to become an HOA and lose some

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**4/28/2025**—a resident on Tamarack Lane reported that they had received a scam call. The caller claimed that she had not shown up for her jury call and that she was in violation of the law. The caller further stated that sheriff deputies would be sent to her address to deal with this unless she paid a penalty to them over the phone.

The resident checked on this by calling the county courthouse and asking if they had her listed as a juror no-show offender. They told her they did not, and also that they never call residents about such matters. They also said that there had been a rash of scam calls like the one she received.

**5/2/2025**—a resident on Seven Hills Drive sent pictures of vehicles parked to fish at the large pond on the golf course. Pictures of those fishing in the pond were also included.

**5/4/2025**—a resident on Seven Hills Drive reported a homeless individual working on his bicycle for over an hour on the sidewalk.

**5/5/2025**—another resident on Seven Hills Drive reported a homeless man wandering the neighborhood and going through the trash. He also was on private property to remove fruit from a tree.

of the benefits we have. At the very least this would require a large increase in the annual fee for Seven Hills.

1. Fire Pits—this does not relate to any of the incidents this month, but is nonetheless something that anyone in southern California should know. Vince Oliveri put together a summary of the rules listed in the 2022 Edition of the California Fire Code. Here are the essentials from Vince's document. If you have any questions check with the HFD at 951-765-2450.
2. Fire pits must be 3 feet or less in diameter and 2 feet or less in height.
3. Unless equipped with a spark arrestor, pits must be located 25 feet or more from combustible materials, including buildings and vegetation.
4. Fires must be overseen by a responsible adult with an extinguisher or hose.
5. You may not burn garbage, trash or hazardous waste.

6. Fire pits are subject to No Burn Days when air quality is poor. Check the SCAQMD Web site or call 877-4NO-BURN.
7. Outdoor fires are prohibited in sustained winds of 20 mph or more.

The entire document will be posted on the Seven Hills Web site.

*Bob Fisk*  
Safety Monitor  
SHPOA Board of Directors  
(925) 450-2046  
[safetymonitor@sevenhillspoaofhemet.com](mailto:safetymonitor@sevenhillspoaofhemet.com)  
[shpoasafety@gmail.com](mailto:shpoasafety@gmail.com)

**PLEASE CALL 911 IN AN EMERGENCY AND REPORT ALL CONCERNS FIRST TO THE HEMET POLICE DEPARTMENT AT: (951) 765-2400**  
**~ CLICK ON THIS BOX TO FILE A POLICE REPORT ~**

**THE SEVEN HILLS EVENTS COMMITTEE**  
is looking for

# HELPING HANDS

To set up and take down exciting events planned this year!

**CONTACT JANE BROE**

951-704-0436 [janebroe@gmail.com](mailto:janebroe@gmail.com)

Able-bodied  
Men and  
Women

fun, low commitment  
way to serve -  
**NO MEETINGS!**





# ARCHITECTURAL COMMITTEE REPORT FOR JUNE 2025

BY: VINCENT OLIVERI



In California, there are no specific statewide laws that explicitly restrict installing a window unit evaporative cooler in a room with only one window. However, several factors could affect the installation:

- **Ventilation Requirements:** Evaporative coolers need open windows or doors to allow warm air to exit as cooler air enters. With just one window, you'd need to keep it partially open for airflow, which might reduce efficiency if the room lacks other ventilation. California's dry climate, especially in inland areas, generally suits these units well, but coastal humidity could make them less effective.

- **Building Codes and Permits:** California's Building Energy Efficiency Standards (Title 24) emphasize energy-efficient installations but don't ban window evaporative coolers. Local jurisdictions may require permits for window installations, particularly if they involve electrical work or structural changes. Check with your city or county building department to confirm.

- **Rental Properties:** If you're a tenant, landlords must ensure proper ventilation under California habitability laws, which can be as simple as an operable window. However, you'll likely need landlord approval to install a window unit, as it could be considered a modification. Some leases or landlords may restrict installations due to aesthetics, safety (e.g., removing window screens), or electrical concerns.

- **POA Rules: New proposed rule:** *"The installation of an evaporative cooling system (a.k.a., "swamp cooler") shall require the submission of the necessary documentation (Architectural Request Form) and approval by the Board of Directors or Architectural Director. Evaporative coolers may only be installed in a window, side, or back wall of the home. They should be placed as far back in the home as feasible for proper operation of the unit. Rooftop evaporative coolers are not permitted in Seven Hills".*

- **Practical Considerations:** Ensure the window size accommodates the unit and that it's near a GFCI-protected electrical outlet for safety, as evaporative coolers use water. A single window might limit airflow, so you may need to experiment with how much to open it for optimal cooling.

No law outright prohibits this setup, but local regulations, property rules, or landlord agreements could impose conditions. If you're unsure, a quick check with your local building department or property manager can clarify any restrictions specific to your area.

I want to take a minute to encourage the homeowners of this community to consider running for the Board of Directors in the upcoming election in the fall. It has been very rewarding personally and I had the pleasure of meeting all of the great people of Seven Hills.

If you have any other questions about other potential improvements, such as solar panels, landscaping, roofing, fencing, storage sheds, or gates, please do not hesitate to call or email me, and I will get back to you as soon as possible.

My phone number is (951) 599-9711. My new email address is: [arch@sevenhillspoaofhemet.com](mailto:arch@sevenhillspoaofhemet.com), and my address is 2969 Blue Spruce Drive. You may submit the **ARCHITECTURAL REQUEST FORM** by email, or you can leave it on my mailbox clip. Please print clearly and I will turn it around and bring it back to you as quickly as I can.

On behalf of the community, many thanks to all of you who have been making improvements and keeping up with the maintenance to your property as everyone benefits from a well-maintained neighborhood and makes Seven Hills one of the premier 55+ communities in Hemet.

Vincent Oliveri,  
Architectural Chairperson  
SHPOA Board of Directors





# CC&RS REPORT FOR MAY 2025



This month, the board is trying to represent its solidarity by conveying how important it is to operate with a full board.

I can't tell you how difficult it is to attempt to perform the tasks of more than one

board position. Please support the efforts of your board and consider stepping up and offering your unique brand of leadership!

Please take time to give the board your feedback on this survey:



Scan me!

Or go to the home page of our website and click on the SURVEY button:  
[sevenhillspoaofhemet.com](http://sevenhillspoaofhemet.com)

## NEW RULES

As a reminder, and stated in our CC&Rs, Article V, 5.5.1, "Prior to enacting rules, the Association shall provide Owners with a thirty **(30) day advance notice of a rule adoption or change**, which shall include a copy of the proposed rule and a description of the purpose and effect of the proposed rule, and allow Owners to provide comments to the Board regarding the proposed rule..."

### Article 8.6.1 Storage Sheds

**Rationale:** The notion of using "wood and tin" was too restrictive. The new wording in bold is an attempt to give more support in the design of a final product.

**ARTICLE 8.6.1 Storage Sheds.** Acceptable storage units are defined as commercially manufactured **or building plans (submitted and approved by the Board) with** ~~(wood and tin units are prohibited)~~ upright units with shelves, doors and latches, or horizontal chest type storage unit with closing lid and latches. The maximum size (measured on the outside of the unit) shall not exceed seventy-two (72) cubic feet (height measured at the apex of the unit). Color to the unit should be aesthetically compatible with the house color and limited to one per lot. Upright unit shall be placed against the house wall. The storage unit should be located in the backyard if possible, with attention given to reducing the visual impact to a neighbor. If the storage unit can only be located on the side of a house (and would be visible from the street), the storage unit should be located as far back from the front of the house as is practical. The unit footprint should be oriented such that the narrowest dimension is protruding away from the house wall. Complaints of unauthorized storage units shall be written, signed and submitted to the Board.

### Article 8.1 Improvements and Changes Require Prior Approval

**Rationale:** Evaporative coolers, commonly known as swamp coolers tend to be difficult to perform maintenance when mounted on roof tops. Restricting them to a place that is out of view keeps them from looking unsightly due to their large size. A new heading has been added to the end of 8.1.

#### ***Evaporative Cooling Systems (a.k.a., "swamp coolers")***

*The installation of an evaporative cooling system (a.k.a., "swamp coolers") shall require the submission of the necessary documentation (Architectural Request Form) and approval by the Board of Directors or Architectural Director. Evaporative coolers may only be installed in a window, side or back wall of the home. They should be placed as far back on the home if feasible for proper operation of the unit. Rooftop evaporative coolers are not permitted.*

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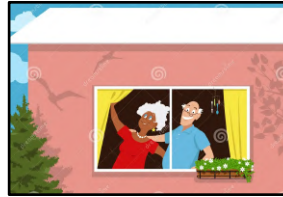
#### 7.10.4 Parking Violations

**Rationale:** An increasing number of cars are being parked in driveways and in front of residences giving a cluttered look that impacts the perception of the neighborhood that could affect market value. Vehicles parked in the street longer than 72 hours is considered “storing” and is against city code.

**RULE:**

**Parking Restrictions**

*Each residence is permitted no more than three (3) **registered** vehicles (matching the address of the owner) to be parked in the driveway or adjacent property. If more vehicles are necessary (so long as the vehicle is not a commercial vehicle as described in 7.10.4), a resident may submit in writing a request to the board for consideration.*



#### CHANGE OF OCCUPANCY

If there is a change of occupancy at your address, you must notify the SHPOA office!



#### 55+ COMMUNITY

We love visiting children but underage people are still NOT permitted to live in Seven Hills more than 60 days in a year's time.

#### CORRECTION!

In last month's article I mistakenly claimed that the **verge** (the area between the road and sidewalk) belonged to the owner. It does not. The verge belongs to the city. The trees on the verge are city trees and are not permitted by residents to trim. However, the maintenance on the verge is the owner's responsibility to maintain. This includes treatment for weeds and removing any suckers around city trees that give it an unkempt look.

#### ◆◆◆ REMINDERS ◆◆◆



**BE CAREFUL WHERE YOU STEP!**  
The hotter the weather, the more likely you could encounter a snake!

#### ALL GOVERNING DOCUMENTS ARE LOCATED ON WEBSITE AT

[www.sevenhillsofhemet.com](http://www.sevenhillsofhemet.com)

Questions or comments? Feel free to contact me!  
Mauria Ganther  
(951) 292-4008

## IMPORTANT NOTICE

*Starting in June, our automated answering service notified us that they will be tripling the cost of our current plan. After checking into the cost of similar plans and ideas, the Board decided to cancel our current service, consolidate, and use individual contact numbers for the board members, office, and other contributors. Please take note of the new contact numbers and information on page 3 - you might even want to keep that page for your reference.*



Sincerely,  
Gary Bieber, Editor

## OFFICIAL FORMS

**ATTENTION: YOU ARE NOW ABLE TO "CLICK" ON ANY OF THESE FORMS TO FILL THEM OUT ONLINE**

**A RESIDENT INFORMATION FORM** is requested for new residents or sent with your annual payment **"if information has changed"**. **EMERGENCY CONTACT INFORMATION** is **required** by California Civil Code Section 4041. This form needs to be submitted when personal phone numbers or emergency contact names/phone numbers change. You will find this form included in each monthly newsletter and on our website at: [www.sevenhillspoaofhemet.com](http://www.sevenhillspoaofhemet.com).  
**Please include your email address(es).**

### RESIDENT FORM:

Name of Resident:  Address:

Email Address(es):  Date:

### EMERGENCY CONTACT INFORMATION:

This information will be considered personal and confidential and will only be used for the safety of personnel, property, security, or other emergency. Information may only be provided to law enforcement, medical or other appropriate personnel.

Provide name, address, phone numbers and relationship (next of kin, closest relative, neighbor, friend), etc.

Please list home and/or cell phone numbers for ALL residents below:

☐ Own ☐ Rent

Landlord:  Address:  Phone:

List all Residents (attach list if needed).

**LIST BIRTHDAYS & ANNIVERSARIES ONLY IF YOU WANT THEM PRINTED IN THE MONTHLY NEWSLETTER.**

Last Name:  First Name:  Birthday (Mo./Day):

Last Name:  First Name:  Birthday (Mo./Day):

Last Name:  First Name:  Birthday (Mo./Day):

WEDDING ANNIVERSARY: MO.  DAY

LIST NAME(S) AND ADDRESS IN DIRECTORY? ☐ YES ☐ NO

LIST PHONE #? ☐ YES ☐ NO

**SEVEN HILLS MEMBER COMMENT REQUEST SHEET**  
**REQUEST TO SPEAK AT MONTHLY BOARD OF DIRECTORS MEETING**  
(1<sup>ST</sup> WEDNESDAY OF EACH MONTH - 6:30 AT SEVEN HILLS MEMBERS CLUB)

NAME \_\_\_\_\_ /\_\_\_\_\_/\_\_\_\_ DATE

ADDRESS \_\_\_\_\_ PHONE

WHAT WOULD YOU LIKE TO DISCUSS? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

YOUR SIGNATURE \_\_\_\_\_

Speaking is limited to three (3) minutes. The Board of Directors may choose to respond or ask questions. The Board of Directors will not vote on any topic unless it is printed on the agenda. The Board of Directors may schedule your topic as a future agenda item.

**SHPOA CC&R VIOLATION CONTACT FORM**  
(TO REPORT VIOLATIONS - PLEASE USE THIS FORM)

My Name \_\_\_\_\_ Phone # \_\_\_\_\_ /\_\_\_\_\_/\_\_\_\_ Date

I wish to have the CC&R Committee look at the following address: \_\_\_\_\_

Reason for complaint: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Please attach more pages if needed)

Your Signature \_\_\_\_\_

PLEASE CUT AND MAIL THIS FORM TO: SHPOA CC&R Committee  
P.O. Box 177  
Hemet, CA 92545



## Architectural Request Form

Please refer to the Seven Hills Covenants, Conditions and Restrictions (CC&Rs) for specific details required for each propose change. If unapproved alteration is made prior to receipt of the approved POA Architectural Request Form, the homeowner may be required to return the property to its former condition at the sole expense of the homeowner.

**Contact Information:** Please fill in this form, print it out, and give it OR email it, to the Architectural Committee.

Name:	<input type="text"/>	Date:	<input type="text"/>
Address:	<input type="text"/>		
Phone Numbers:	<input type="text"/>	E-mail:	<input type="text"/>
Proposed Start Date:	<input type="text"/>	Completion Date:	<input type="text"/>

**Proposed Improvements:** Describe fully, include paint chips (with color and number), building material list, landscape plan, fence layout, site plan, elevation drawings and other plans or brochures for patio, decks, walls, gates, roofing, solar, sheds, etc. Attach additional description pages if necessary and/or **permit if needed**.

<input type="checkbox"/> Re-Roof with Shingles – Color:	<input type="text"/>	<input type="checkbox"/> Re-Roof with Tiles – Color:	<input type="text"/>			
<input type="checkbox"/> Walls	<input type="checkbox"/> Fence	<input type="checkbox"/> Gates	<input type="checkbox"/> Security Doors	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Patio	<input type="checkbox"/> Deck
<input type="checkbox"/> Other:	<input type="text"/>					

**Exterior Color Painting: 8.6.6 Exterior Colors** All exterior colors of residences and any other structure involving color changes requires approval. **Painting of an existing structure must be approved to comply with Architectural Committee approved colors or conformance to surrounding neighboring properties.** This requirement applies to siding, front doors, shutters, trim, garage doors, gates and/or walls, awning, wrought Iron and other exterior painting. **Repainting of your house even when using the same colors requires the submission of an Architectural Request Form and color chips or paint samples to the Architectural Committee.** All requests for change in exterior colors will be reviewed on an individual basis with regard given to adjacent homes. **The Architectural Committee has color samples (chart of colors allowed) from which residents are required to choose.** Rule approved by Board of Directors - September 5, 2018.

<input type="checkbox"/> Home Color:	<input type="text"/>	<input type="checkbox"/> Trim Color:	<input type="text"/>	<input type="checkbox"/> Siding Color:	<input type="text"/>
<input type="checkbox"/> Shutter Color:	<input type="text"/>	<input type="checkbox"/> Front Door Color:	<input type="text"/>	<input type="checkbox"/> Security Door Color:	<input type="text"/>
<input type="checkbox"/> Garage Door Color:	<input type="text"/>	<input type="checkbox"/> Gates/Fence Color:	<input type="text"/>	<input type="checkbox"/> Awning Color:	<input type="text"/>
<input type="checkbox"/> Other:	<input type="text"/>				

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# Architectural Request Form

Please note that it is the goal of the Architectural Director to work with every homeowner to ensure the structural soundness of the improvement being proposed is adequate and that the safety of the homeowner and neighboring property owners will be protected. Every attempt will be made by the Committee to review the plans and supporting documents submitted to it as quickly as possible to avoid unnecessary delays with your project.

## ARTICLE VIII ARCHITECTURAL CONTROL

**8.1 Improvements and Changes Require Prior Approval.** No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

**ARTICLE 8.1 Architectural Changes - Start and completion of work:** Prior to submittal of improvements and changes homeowners must have a timeline of completion. Architectural Committee should have an approximate beginning date and completion date subject to permissible delays. All Improvements and changes approved by the Architectural Chairperson must be commenced within 3 days following the date of approval and must be completed within 30 days of the approval date. Any work not completed within the time frame will be deemed unapproved, requiring the homeowner to resubmit the application for approval before undertaking the project. Rule Approved by Board of Directors 3/7/18.

**8.6.4 Roofing.** Replacement roofing shall conform to the roofing being replaced. Homeowners may make a request to the Board in writing with samples of other types of roofing, including asphalt. Samples of material and colors to conform and perform to quality of existing roofing material and blend with roofing colors of adjacent buildings. Extreme color variations shall not be permitted. All changes shall be reviewed by the Board and permission, or denial be given in writing to Owner.

### Agreement and Signature

**By submitting this application, I understand that I must receive approval from the Architectural Committee Chairperson in order to proceed. I understand that prior to submittal of plans and specification to the Architectural Committee, I shall obtain a building permit from the City for the improvement (if needed) and comply with all City requirements. I agree to complete improvement promptly after receiving approval.**

Name (Please Print)

Signature \_\_\_\_\_

Date

**OR**

### **YOU MAY SIGN ELECTRONICALLY BELOW**

#### **Electronic Signature Agreement**

☐ By checking this box, you are signing this Form/Agreement electronically. You agree your electronic signature is the legal equivalent of your manual/handwritten signature on this Form/Agreement. You consent to the legally binding terms and conditions of this Form/Agreement. You further agree that your signature on this document (hereafter referred to as your "E-Signature") is as valid as if you signed the document in writing. You also agree that no certification authority or other third party verification is necessary to validate your E-Signature, and that the lack of such certification or third party verification will not in any way affect the enforceability of your E-Signature or any resulting agreement between you and Seven Hills Property Owner's Association.



## June Birthdays



**1**

Rolando Aquino  
Sharon Carney  
Bonnie Reichert  
Eliud Sanchez  
Lawrence Vito

**2**

Kaly Mcrea  
Lois South

**3**

Deborah Beam  
Carol Davis

**4**

Ruth B. Hern  
Roger Herron  
Don Kritzer  
Cindy Simpson

**5**

Ray Edwards  
Randall Eliseo  
Joe Zeigler

**6**

Linda Ryan  
Leonard A. Segal  
Beverley Singleton

**8**

David Woodruff

**9**

Diane Lewis

**10**

Deanna Cramer  
Ron Hardin  
Jennie Johnson-Storey

**11**

Kathleen Bentrum  
Jaime Martinez

**12**

Mauro Lina  
Marilyn Meadows

**13**

Debra Ashley  
Seiko Barnett  
Phil Larson  
Luis Rico

**14**

Sheryl Martin  
Jo Ann Serna

**15**

Todd Chevis  
Suzie Dohner  
Maria G. Lopez  
Gary Sanford  
Kathy Triplett  
George White

**16**

Gene Hughart  
Frank Serna  
Cindy Tesar  
Sandra Townsend

**17**

Cerine Blackamore  
Julie Hixon

**18**

Sayed Ashmed  
Martina Crouch

**19**

Ray Dabe'  
Earnest Edgar  
Diane Graff  
Pat Hildreth  
Marc Richard  
Peggy Thomas  
Piyanuch Williams

**20**

Richard Dudukian  
Dawn Gogan  
Deanna E. Martinez  
Dawn Standard

**21**

Jerry Archibald  
Pat Canlas  
Mike Rausch  
Rick Stier

**22**

Joan Lerch  
Judith Pence

**23**

Kenneth Fox  
Joann Hamilton  
Joe Pruett

**23**

Frenchy Ryder

**24**

John Fish  
Jolene Tarouilly  
Shirley Triplett

**25**

Roland Gregoire  
Muriel Wilson

**26**

Albert Baum  
William Guzman  
Nina Lopez  
Marilynn Severson

**27**

Paul Cameron  
Manuel Marcial

**28**

Becky Larson  
Pamela Miller  
Keshau Talley-Johnson

**29**

Betty Burmeister  
Barbara Krutzner  
Deborah Lynch  
Linda St. Jean

**30**

Patricia Griffin  
Peggy Romano  
Samantha Stamas

# HAPPY ANNIVERSARY

## June Anniversaries

1

Kevin & Peggy Thomas

4

Edmond & Carol St. George

6

Michael & Ave Brown

Gary & Linda Wilcox

Marvin & Diana Williams

7

Charles & Jane Fisk

8

Steve & Margie Priest

10

Alan & Gloria Isaacson

14

Thomas & Theodora Tereau/Hazel

16

Ray & Wendy Grafius

Francisco & Nelly Romero

17

Lorenzo & Linda Avila

Kenneth & Vivien Nowak

Darrell & Donna Street

18

Vincent & Phyllis Oliveri

Milton & Elaine Perkins

Donald & Melinda Salcedo

20

Harvey & Charlene Peterson

22

Steve & Kathy Devry

Frenchy & Ireen Ryder

24

Andy & Susan Caraveau

27

Richard & Linda Hunter

29

Steve & Ev Clayton

Michael & Linda Griffith

30

Rolf & Betty Burmeister

Stan & Nancy Prause



## Loving Prayers

If you have a family member, friend or neighbor who is need of some loving prayers, please call Gary Bieber at: (951) 305-0783 or email to: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com) and I will place their name in this prayer notice.

**SENDING GOOD THOUGHTS AND PRAYERS TO:**

**EVERYONE IN OUR SEVEN HILLS COMMUNITY**

**SYMPATHIES & CONDOLENCES:**

**FOR THE PASSING OF: TONY PEREZ**





Unfortunately, I wasn't able to show my appreciation for Mother's Day last month, due to some personal issues that came up. This month, I would like to express my feelings for both my parents (who passed away years ago) in a song. For those of you who are viewing this newsletter as a file, please click anywhere within this box for my little tribute.

Best Wishes,  
Gary Bieber, Newsletter Editor

*To all my friends in Seven Hills,*

*I would like to express my sincere gratitude to everyone who extended their warm wishes on my birthday. I am deeply appreciative of those who took the time to celebrate with me. Your presence made the event truly memorable".*

*Dick Whisner*

# Congratulations!

## **TO PAT HILDRETH, WHO WILL BE 100 YEARS YOUNG ON JUNE 19TH**

The Family of Pat Hildreth invite you to help celebrate her 100th Birthday

Thursday, June 19th – Between the hours of 2:00 pm until 4:00 pm

2908 Jacaranda Way – We look forward to meeting you.

# **CLUBHOUSE**



## **at Seven Hills**

**OFFICE HOURS 10am -1pm**

**Membership**

**6-days a week- closed on Sunday**

**Costs:**

**Reach us at 951-658-2234**

**\$40 a month for Single**

**email: 7hillsmembersclub@gmail.com \$65 houshold of two**



## **Clubhouse Update**

**Weekly Continental Breakfast on Monday's 10am Come on down meet your neighbors, have a cup of coffee on us.**

**Monthly Dinner & Band: Mark your calendars: All POA residents are invited to attend . Tickets \$12.00 each**

**July 16th American Made Band**

**August 20<sup>th</sup> Rainbow Cottage Duo**

**September 17<sup>th</sup> Going back to the 50's**  
DJ Rodney will be performing.

**October 15<sup>th</sup> Rainbow Cottage Duo**  
Performing variety of music.

## The Clubhouse at Seven Hills

June 2025						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 OFFICE CLOSED	2 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards	3 10 - 1:00 Office Open 9:00 Water Exercise 12-3:00 Hand & Foot 6pm Bingo \$7	4 10 - 1:00 Office Open 9:00 Chair Exercise 1:00 Women's Club Mtg 3:00 Line Dancing lesson	5 10 - 1:00 Office Open	6 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water Exercise 6:00 Left-Center-Right 18 Quarters 6 One Dollars Bills	7 10 - 1:00 Office Open
8 OFFICE CLOSED	9 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards	10 10 - 1:00 Office Open 9:00 Water Exercise 12-3:00 Hand & Foot 6pm Bunco \$6	11 10 - 1:00 Office Open 9:00 Chair Exercise 3:00 Line Dancing lesson	12 10 - 1:00 Office Open 6pm SCAT	13 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water Exercise 1:00 Line Dancing lessons	14 10 - 1:00 Office Open 3:00 Billiard Tournament
15 OFFICE CLOSED	16 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards	17 10 - 1:00 Office Open 9:00 Pool Exercise 12 - 3:00 Hand & Foot 6pm Bingo \$7	18 10 - 1:00 Office Open 9:00 Chair Exercise 3:00 Line Dancing lesson	19 10 - 1:00 Office Open 2:00 Girls Just Wanna Have Fun	20 9:00 Water Exercise 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 1:00 Line Dancing lessons 6:00 Left -Center-Right 18 Quarters 6 One Dollar Bills	21 10 - 1:00 Office Open 10:00 Garden Club Mtg
22 OFFICE CLOSED	23 10 - 1:00 Office Open 9:00 Chair Exercise 10:00 Continental 12:00 Bridge 12:00 Billiards 2:00 Book Club	24 10 - 1:00 Office Open 9:00 pool exercise 9:00 Valley Quilters 12-3:00 Hand & Foot 6pm Card Bingo \$5	25 10 - 1:00 Office Open 9:00 Chair Exercise 3:00 Line Dancing lesson	26 10 - 1:00 Office Open 6pm SCAT	27 10 - 1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water Exercise 1:00 Line Dancing lessons 5pm Sunsetter Dinner	28 10 - 1:00 Office Open 3:00 Billiard Tournament
29 OFFICE CLOSED Karaoke & June 4pm - 6pm	30 10-1:00 Office Open	27 10 - 1:00 Office Open 9:00 pool exercise 12-3:00 Hand & Foot	28 10 - 1:00 Office Open 9:00 Chair Exercise 3:00 Line Dancing lesson	29 10-1:00 Office Open 9-5 Billiard Room Closed	30 10-1:00 Office Open Sunsetter's Golf in AM 9:00 Chair Exercise 9:00 Water exercise 1:00 Line Dancing lessons	31 10-1:00 Office Open

Notes:

**ONLY THE MONTHLY DINNER/BAND ARE OPEN TO ALL POA RESIDENTS.**  
ALL OTHER ACTIVITIES ARE FOR CLUBHOUSE MEMBERS  
WANT TO BECOME A MEMBER? HAVE QUESTIONS? CALL US AT 951-658-2234



# SOUL TRAIN

## LINE DANCERS OF HEMET, CA

*Lonnie Lynk, Instructor*



**Basic Beginners to Intermediate Dances**

**Wednesdays: 3:00-4:30 and Fridays: 1:00-2:30**

**Classes are free to all Seven Hills POA Residents**

**(BUT TIPS ARE ALWAYS APPRECIATED)**

**Contact Dasha at the Members Club for further  
information: (951) 658-2234**



## **We Accept Credit Cards!**

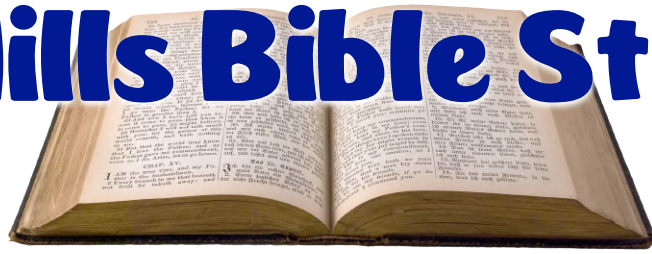
**Seven Hills Property Owners Association is proud to announce that we are now able to accept major credit cards for payment of association dues and advertising in our monthly newsletter. If you wish to pay online, you must call the administrator at: (951) 658-6178 and request a link for payment.**

**THESE MAJOR CREDIT CARDS WILL BE ACCEPTED:**



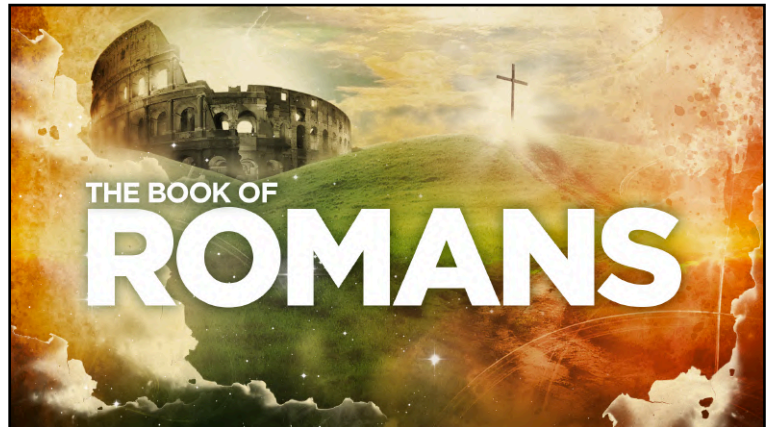
**\* PLEASE NOTE: THERE WILL BE A 3.99% BANK TRANSACTION FEE ADDED TO YOUR PAYMENT. THIS TRANSACTION FEE MAY NEED TO BE ADJUSTED +/- IN THE FUTURE, DEPENDING ON FUTURE BANK REGULATIONS AND CHARGES.**

# 7 Hills Bible Study



**Hi everyone. Hope you're ready for the summer heat. During these past cold months, I longed for the summertime. Now that it's upon us, I'm asking myself, O my gosh, how long until we get cooler weather again. We humans are never satisfied, are we?**

**I'm excited to inform you, beginning Tuesday, June 2nd, we are going to begin studying the Book of Romans for our Seven Hills Bible study. The book of Romans is valuable because it provides a comprehensive and clear explanation of the gospel and Christian doctrine. It offers a deep dive into God's plan for salvation and the transformative power of faith in Christ. Studying Romans can help individuals understand the scope of sin and the grace of God, ultimately leading to a deeper relationship with God and a renewed commitment to following His will.**



**We invite you to share an hour of fellowship with other Christian believers as we study God's word.**

**For more information, please call Joe, Joanie or April Zeigler at 951-658-7610. Have a blessed day.**



## Seven Hills Community

### Exciting No-Cost Energy Savings Opportunity!

We are pleased to inform you that our local utility companies, in partnership with **Synergy Companies**, are offering a **no-cost energy-saving program** to help residents improve energy efficiency and reduce utility costs.

#### About Synergy Companies:

Synergy Companies is a trusted leader in energy conservation with a strong track record of helping households lower energy consumption and enhance home comfort. Through this program, they are providing the following **complimentary** services:

✓ **Duct Testing & Sealing** – Ensures your home's ductwork is properly sealed for maximum efficiency.

✓ **Smart Thermostat Installation** – Upgrades your home with smart thermostats for better energy management and control.

✓ **Crossover Replacement Assessment** (*For eligible double-wide manufactured homes floor systems only*) – An assessment will be conducted under the home to replace the crossover ducting, ensuring even air distribution.

✓ **AC Tune-Up** – Includes an inspection of the air conditioning system, coil cleaning, and freon refill if needed.

This **free program** is available for both **site-built residential homes and manufactured homes** to promote energy conservation within our community.

A representative from **Synergy Companies** will be available to provide more details and answer any questions. For your security, all representatives will wear company-branded attire and identification badges—please feel free to ask for identification.

For more information or to schedule an appointment, contact:

**David Acosta**

Synergy Energy Specialist

📞 **951-210-8189**



Hemet Police Department  
Recruitment Coordinator  
450 E. Latham Ave.  
Hemet, CA 92544  
EMAIL: [pdvolunteer@hemetca.gov](mailto:pdvolunteer@hemetca.gov)

**BE THE  
CHANGE**  
VOLUNTEER &  
MAKE THE DIFFERENCE



**Contribute To Your City!**

*Are you looking for a positive change in your life? Do you have 16 hours/month to share?*

On any given day, Hemet police volunteers will provide the following services.

- Direct traffic & assist at traffic collisions
- Issue traffic citations for handicap parking violations, expired registration tags, parking in a red zone, etc.
- Vacation checks on citizen's homes
- Provide crime scene perimeter security
- Report Graffiti
- Patrol parking lots, parks and neighborhoods showing an active police presence
- Being the extra set of eyes and ears on the streets with immediate access to police dispatch
- Maintain substations
- Vehicle Management Team

- Call outs 24/7
- Child Care at main station
- Traffic & Crowd control for special events
- Court Runs, delivering documents to District Attorney offices
- Work DUI Checkpoints
- Participate in Neighborhood Watch Programs

If you are a team player, have a positive attitude with a willingness to help, we want to talk to you. There is an application process including background check and interviews, along with additional requirements for duty.

*By the way, we ARE NOT police officers and we DO NOT carry any weapons.*

*Thank You For Your Consideration!*



**PETS!**



**EMERGENCY PET SERVICES  
24 HOURS / 7 DAYS A WEEK**

**EMERGENCY PET INTENSIVE CARE (EPIC VETS)**

27727 Jefferson Ave., Temecula

Office Number: **(951) 695-5044**

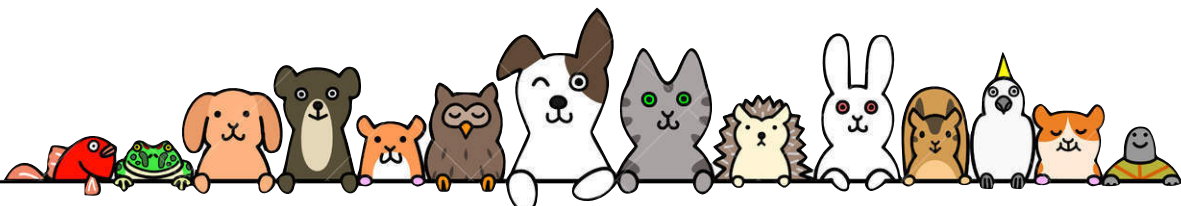
Website: <https://epicvets.com>

**VCA California Veterinary Specialists**

39809 Avenida Acacias, Suite E, Murrieta

Office Number: **(951) 600-9803**

Website: <https://vcahospitals.com/california-veterinary-specialists-murrieta>





**Call: (800) 491-7123  
FOR HELP**

## **Elder and Dependent Adult Abuse**

### **ADULT SERVICES DIVISION**

Every year, thousands of at-risk adults are victims of abuse and/or neglect. This is unacceptable. Adult Protective Services (APS) is here to fight for you and your loved ones.

Starting January 1st, 2022, Riverside County Adult Protective Services will serve clients 60 years of age and older, as well as dependent adults ages 18-59. We intervene and assist

elder or dependent adults to alleviate physical, sexual, and financial abuse, neglect, isolation, abandonment, abduction, and mental suffering.

If you suspect an older or dependent adult is being abused or neglected, call APS' 24-hour, 7-day a week hotline at (800) 491-7123. APS social workers respond to reports of elder and dependent adult abuse. Our in-person response system is available anytime.

(CLICK ANYWHERE ON THIS AD FOR MORE INFORMATION AND RESOURCES)



**Care-A-Van Transit Inc. is a non-profit, founded to meet the transportation needs of the elderly and disabled. The project provides curb to curb transportation services to those most in need.**

Care-A-Van's mission statement "Transportation with A Heart" helps bring independence, care, and compassion to seniors, disabled and truly needy.

Care-A-Van provides transportation to the following:

**DOCTOR, EYE, DENTIST AND OTHER MEDICAL APPOINTMENTS • PRESCRIPTIONS  
APPOINTMENTS FOR CANCER, ALZHEIMER'S, PARKINSON'S, KIDNEY, AND HEART PATIENTS  
SENIOR AND COMMUNITY EVENTS • GROCERY AND CLOTHING STORES, AND MORE  
WE ALSO TRANSPORT TO VA LOMA LINDA HOSPITAL AND MEDICAL CLINIC**

**We'd love to hear from you! For answers to all your questions or to set up an appointment, please phone us at: (951) 791-3572.**

**Care-A-Van's services are free. We request a \$3.00 donation each way. However, passengers are never turned away due to inability to pay.**

# Seven Hills Bargain Spot

Welcome to the Seven Hills Bargain Spot, where you can place 1 **FREE** classified ad up to 200 characters. **NO ADS FOR REAL PROPERTY.** Please email your ad to the editor at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com). You may also place your ad on our website, under the "Forms" drop down menu. The deadline to place your ad is the 12th of each month. Ads will run for 2 issues. The editor reserves the right to edit ads for grammar, content, and length.



## FOR SALE:

Long dresser, mahogany, 8" wide x 59" long. 6 large drawers and 3 small drawers. Great condition. \$250.00.  
Small white dresser, wood and rattan. 3 drawers, 18" x 28" long. \$160.00.  
Call or text to: (858) 705-0651.

## FOR SALE:

Pride Scooter. New, only used 1-2 times. Cost \$2200. Selling for \$1500.  
Call: (951) 929-1059.

## FOR SALE:

Large dog metal crate, car ramp, and beautiful wood crate, walnut color. Large, 41" long, 28" high, 28" wide. Best offer.  
Call: Mary Ellen at (951) 775-7136.

## FOR SALE:

Three captains chairs, in good cond. All they need is a coat of chalk paint to look good as new. \$1 each.  
Call: (304) 661-9906 or email: [sheridevault@gmail.com](mailto:sheridevault@gmail.com).

## FOR SALE:

I have an oak table with four chairs. \$75 for all.  
Call: (951) 312-9242.

## WANTED

Looking to evaluate and purchase coin collections.  
Please call or text: (951) 491-1891.



## A Note From The Editor

*If you would like to receive your monthly newsletter **in color** via Email, and also feel good about saving some trees, please contact me at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com), and I will set you up for monthly e-mail deliveries of our community newsletters.*

*Sincerely,  
Gary Bieber, Editor*





The rules for sudoku are simple. A 9×9 square must be filled in with numbers from 1-9 with no repeated numbers in each line, horizontally or vertically. To challenge you more, there are 3×3 squares marked out in the grid, and each of these squares can't have any repeat numbers either.

The solution to these grids are on page #66

		5				6		
8								9
			2	5				7
9			5	4		3		
4		6	1	2	9	8		5
		1		3	7			6
1				8	4			
2								8
		3				9		

1sudoku.com

n° 220593 - Level Medium

	1			3		7		
	7	4	1				3	5
					9			
	8				5	1		
3		9				8		6
		5	3				4	
			8					
7	9				3	2	1	
		1		4			6	

1sudoku.com

n° 27835 - Level Medium

# Happy Father's Day

6		9	8		3			
	2			9			4	6
	1							8
7		4					8	2
		1				4		
2	6					7		9
4							3	
5	9			3			2	
			6		7	8		4

4		7		8		3		
		9	2	3	7			
	8			6				
								6
7		1	3	2	6	5		8
2								
				7			3	
			1	5	8	4		
		2		9		8		1

# FATHER'S DAY WORD SEARCH

FIND AND CIRCLE ALL THE WORDS THAT ARE HIDDEN IN THE GRID BELOW

R  
 B  
 T R  
 O K R A  
 A L N T E V  
 M K O E H S E  
 I Y H W V O O P  
 G E N T L E E F U E  
 S E L F L E S S D A G C  
 L M H H A N D S O M E K H T  
 Y C A R I N G I V I N G I T E  
 G H W A P P R E C I A T E D N F D  
 U U B R I L L I A N T F U N N Y D U  
 Z R E S P O N S I B L E P A R E N T A L  
 L  
 E  
 T R U S T I N G S U P P O R T I V E S  
 S H Q U N D E R S T A N D I N G I S  
 B E S T S O F T H E A R T E D R  
 S T R O N G W I L L E D W L

APPRECIATED  
 BEST  
 BRAVE  
 BRILLIANT  
 CARING  
 FUNNY

GENTLE  
 GIVING  
 HANDSOME  
 KNOWLEDGEABLE  
 LOVED  
 ONE OF A KIND

PARENTAL  
 RESPECTED  
 RESPONSIBLE  
 SELFLESS  
 SOFTHEARTED  
 STRONGWILLED

SUPPORTIVE  
 THOUGHTFUL  
 TRUSTING  
 UNDERSTANDING

PUZZLE SOLUTION ON PAGE #66



## - SERVICES OFFERED -

### WHERE TO LOOK FOR YOUR SERVICE

<i>Auto and RV Sales &amp; Services.....</i>	<i>40</i>
<i>Contractor Services.....</i>	<i>41-49</i>
<i>Food, Fun &amp; Instruction .....</i>	<i>N/A</i>
<i>Health &amp; Beauty.....</i>	<i>50-51</i>
<i>Home Sales / Real Estate .....</i>	<i>52-60</i>
<i>Home Care &amp; Pet Services.....</i>	<i>61-62</i>
<i>Insurance &amp; Finance .....</i>	<i>63</i>
<i>Landscaping .....</i>	<i>62 &amp; 64</i>
<i>Legal / Tax Service .....</i>	<i>63</i>
<i>Pest Control .....</i>	<i>NA</i>
<i>Roofing Services .....</i>	<i>66-68</i>
<i>Back Page .....</i>	<i>Featured Ad</i>



SEVEN HILLS PROPERTY OWNERS ASSOCIATION (SHPOA) DOES NOT ENDORSE ANY COMPANY, PERSON, OR SALES AGENT, OR GUARANTEE THE STATUS OF A LICENSE OF ANY CONTRACTOR. SHPOA RECOMMENDS THAT THOSE WISHING TO USE THE SERVICES OF THE FOLLOWING ADVERTISERS SHOULD CHECK FOR BUSINESS LICENSES AND/OR CONTRACTOR STATUS.

## **BOB'S TRAILER** SERVICE / SALES / PARTS

### LET US SELL IT FOR YOU !



**We have buyers waiting**

And best of all ...

**WE GET RESULTS !**

We've owned our own secure lot for 32 years. Our overhead is low so our professional, experienced sales staff can sell for less.

*Open 7 days a week*

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- Free advertising
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FREE RV APPRAISAL BY PHONE



**HELP! WE NEED YOUR RV! PAID FOR OR NOT**  
**(800) 446-1377 EXT. 1 • 44219 E. FLORIDA**  
**(3.5 MILES EAST OF SAN JACINTO ST.)**

## SEVEN HILLS RV STORAGE

Would you like to store your RV, trailer or boat right in the Seven Hills community?

PRICING BASED ON SIZE AND TYPE OF RV  
AND AVAILABILITY OF SPACES

**ENHANCED SECURITY/MONITORING  
OF THE STORAGE YARD HAS  
BEEN IMPLEMENTED**

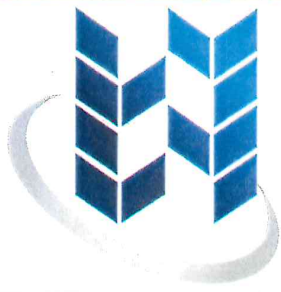
**BRING YOUR RV CLOSER TO HOME!**

**FOR MORE INFORMATION CALL MIKE AT:**

**(714) 273-1380**







# AVG

ALL VENTURE GLASS

GLAZING CONTRACTOR

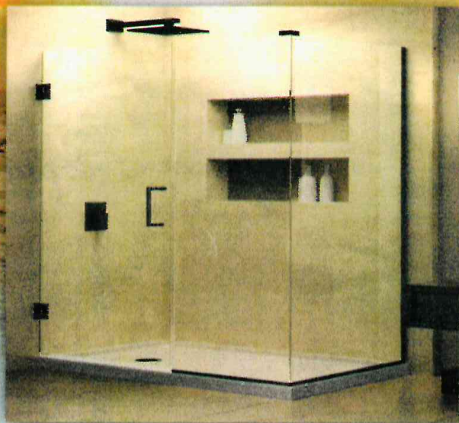
LICENSE NO. 964294

235 S. Western Ave.  
Hemet, CA 92543

**Call Today for Free Estimate!**

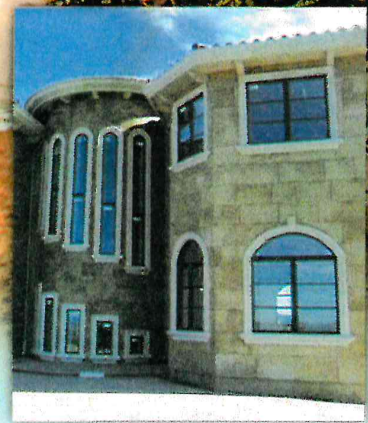
**951-925-5654**

## BRINGING A HIGHER STANDARD OF GLAZING TO THE VALLEY!



### RESIDENTIAL

- Shower Doors
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& Solar Screens
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- Retro Fit Windows
- Table & Desktops



### COMMERCIAL

- Storefronts
- Curtain Walls
- Glass Walls
- Handrails
- Bullet & Fire  
Resistant
- Sun Shades



**FREE ESTIMATES!**

**10% OFF**  
ON YOUR  
FIRST PURCHASE

Certain restrictions apply. Expires 06/30/25



# Authorized Dealer

ADT Dealer #6620321  
License #ACO 6446

---

## **CRAIG WILLIAMS**

*Your Seven Hills Resident  
and ADT Security Consultant*

**HOME SECURITY SYSTEM SALES AND INSTALLATION  
INCLUDING DOORBELL & EXTERIOR CAMERAS  
SECURITY MONITORING SERVICES  
FREE ESTIMATES • SATISFACTION GUARANTEED**

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**Air Conditioning & Heating**

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*Family Owned & Operated*

**Free Service Call With Repair**  
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**10% OFF REPAIRS FOR SEVEN HILLS RESIDENTS**



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EMERGENCY SERVICE AVAILABLE



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**AIR CONDITIONING**

**HEATING • INSTALLATIONS • SERVICE • REPAIR**



**RESIDENTIAL • COMMERCIAL • MOBILE HOMES**

**AIR FLOW PROBLEMS? HOT/COLD PROBLEMS?**

**TOO HOT UPSTAIRS? HIGH UTILITY BILLS?**

**\* DRYER VENT CLEANING \***

**AIR DUCT CLEANING**  
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[www.hughesaire.net](http://www.hughesaire.net)

Cont. Lic #397758



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*Family Owned & Operated For Over 20 Years.*



**(951) 654-4750**

Visit us at:  
[www.dunhamsonsaandheating.com](http://www.dunhamsonsaandheating.com)

1340 N. Palm Ave.  
Hemet, CA 92543

**GUY DUNHAM**  
LIC #680799



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**Al Window Cleaning & Screening**

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Solar Panels

**License # 51063**

**Call Keith @ 661-202-4099**



# Are you ready for the next big **EARTHQUAKE**

These people weren't.....



We offer **FREE** Video Inspections of your support system undercarriage

Call for **FREE** Video Inspection

Military and  
Senior Discounts

Licensed  
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Insured

**Quad County**  
Mobile Home Services, Inc.

Lic. # 1025576

**Full Remodels Inside and Out**

Family Owned  
30 Years Experience

**(951) 679-0020**

**Quadcountymhs.net**

## SHPOA **REFERRAL** Services

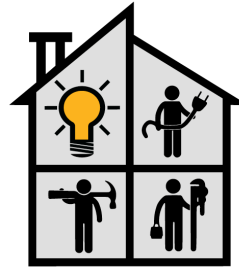
The Seven Hills POA keeps a record of people who provide the following services, and have been recommended by Seven Hills Residents:

**Painter • Gardener • Window Washer  
Handyman • Other Services**

If you have benefited from any services and would like to refer that person or company or you're in need of a service

**Call Sandra at:**

**(951) 658-6178**



Be advised, that this is a Referral Service and NOT a recommendation  
**PLEASE USE YOUR OWN JUDGEMENT**

## ACME LOCK & SAFE



Bill Wessel  
**(951) 526-8720**

P.O. Box 206  
Winchester, CA 92596  
Lic. #736296

Lock-Outs • Safes • New Installations • Re-Key

**Do You Need A Mailbox Clip?**

**FREE SERVICE**

**MAILBOX CLIP INSTALLATION**



**Call Ian Davidson  
(951) 205-4165**

# P.H.D The Garage Door Doc

Precision Homes and Door Company Inc.

**We install the best and repair the rest**

Sales ~ Service & Installation

Same Day Service

Flexible to your schedule

Serving Hemet, San Jacinto &  
Surrounding Areas

Senior & Military Discounts

Emergency Service

Call Todd

**951-259-0392**

Locally owned and operated

Over 25 years in the garage door business

Lic. #508329

**NEED SOMETHING FIXED?**

## AFFORDABLE HANDYMAN

RETIRED GENERAL CONTRACTOR  
20 YEARS EXPERIENCE  
SEVEN HILLS RESIDENT

**CALL JOE**  
**951-966-4274**

**GET A FREE ESTIMATE**

### OUR SERVICES

- PAINTING
- PLUMBING
- ELECTRICAL
- FURNITURE ASSEMBLY
- MOBILE HOME REPAIR
- WINDOW SCREENS

CITY OF HEMET LIC #49200

NOTE: NOT A LICENSED CONTRACTOR

# Peter Mikov

is my

## Plumber

**951-692-0007**

**CALL ME WITH YOUR PLUMBING NEEDS**

**- Free Estimates -**

**Complete Plumbing and Drain Services**

**petermikovismyplumber@gmail.com**

**Over 30 Years of Experience!**

- Licensed
- Bonded
- Insured



Lic. #1042593







# Scotty's

General Contractor

Custom Painting Interior & Exterior

Dry Wall Repair

Patio Covering

Framing - Carpentry

Tiling & Roofing

License # 1068596



**Richard Bowman, Owner: (951) 722-6290**

# WATER DAMAGE?

Call Now for Immediate Response

**(951) 719-7313**

On Call 24 hours a Day/ 7 Days a Week



\*Complete Structural Drying

\*Mold Remediation

\*Water Extraction - Smoke - Sewage Clean-up

\*Trauma Scene Clean-Up

\*We Bill Your Insurance Company

\*Licensed - Bonded - Insured

\*Free Estimates and Senior Discounts

\*Over 25 Years Experience

License No. 26909

[www.superiorfloodandfire.com](http://www.superiorfloodandfire.com)



Dave Lewis  
Owner

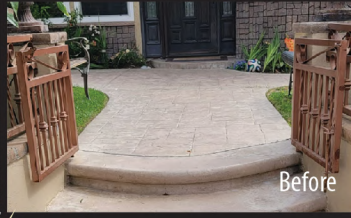


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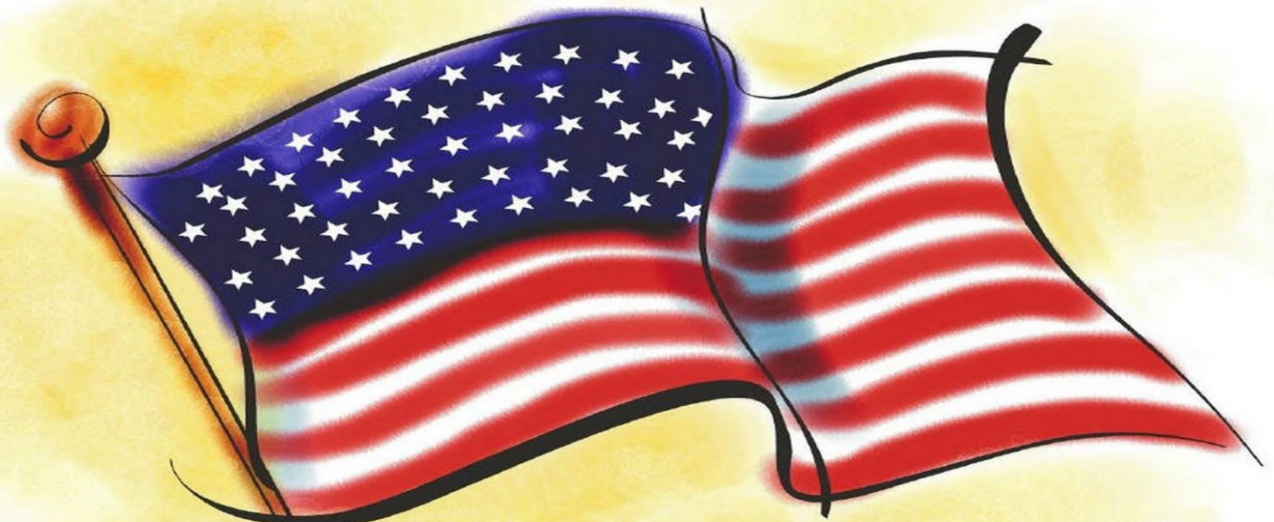
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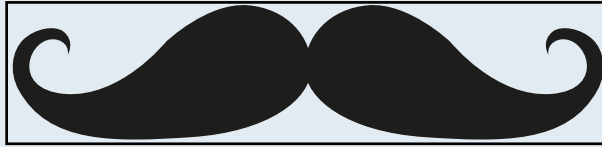
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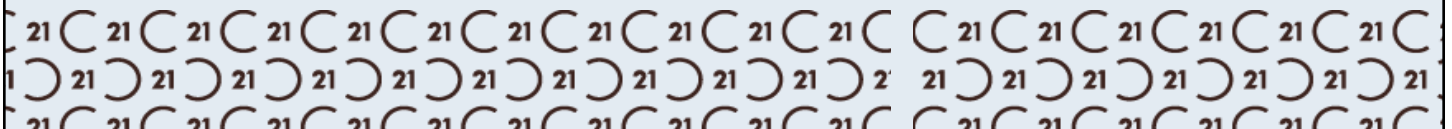
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## ***Inside This Issue...***

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*IAN DAVIDSON PRESENTS...*

# **Service For Life!®**

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## **6 Healthy Brain Habits**

Many things experts recommend to improve cognitive function are good for everyone, such as eating more veggies and fewer trans fats. There are some, though, that are especially good for brain function and keeping our minds sharp as we age—whether or not someone is at risk for Alzheimer's.

1. **Socializing With Other People:** Socializing is a mood booster, and it's also brain exercise. Talking with others utilizes many parts of the brain at once, which can dramatically slow cognitive decline.
2. **Engaging In Physical Activity:** Regular exercise that boosts your heart rate and therefore increases blood flow to the brain has been shown to help slow the progression of Alzheimer's-related memory loss. But fine motor movements may slow cognitive decline, too, as they use different parts of the brain—so don't discount the benefits of activities like playing guitar, doing puzzles, or embroidering.
3. **Managing Chronic Conditions:** Conditions like hypertension and diabetes may contribute to developing Alzheimer's or other dementia. Work with your doctor to ensure they're managed properly.
4. **Getting Enough Quality Sleep:** Sleep is essential to brain health. Most adults need 7-9 hours of sleep per night, and you should discuss anything that prevents those hours from being good quality sleep (snoring, restless legs, etc.) with your doctor.
5. **Learning Something New:** Learning is a workout for your brain. Take a knitting class, join a beginner language class, or sign up for piano lessons. The important thing here is to try new things—not to master them. Do what sounds fun, and if it stops being enjoyable try something else!
6. **Quitting Smoking:** The harmful effects of smoking are well-documented, but perhaps less well-known is that smoking is strongly linked to developing both Alzheimer's and vascular dementia. It's never too late to quit.

Learn more on the Alzheimer's Association website ([alz.org](http://alz.org)) and be sure to talk with your doctor about any cognitive concerns you have.

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CONTINUED ON NEXT PAGE ►

## Word of the Month...

Studies have shown your income and wealth are directly related to the size and depth of your vocabulary. Here is this month's word, so you can impress your friends (and maybe even fatten your wallet!)...

**stilted** (pronounced STILL-ted)  
adjective

**Meaning:** overly stiff, formal, or pretentious

**Sample Sentence:** My favorite professors speak casually rather than with stilted academic language that can put students to sleep.

## King Of The Jungle

Some national animals are of the mythical variety, but most countries adopt an animal that is native to the land or symbolic of national ideals. The most common national animal is the lion—there are 19 countries that have a lion (or a lion variation) as the national animal. In Czechia, for example, it's a mythical two-tailed lion.

## If You Like Wordle...

Practically everyone loves the game Wordle, so there are a lot of imitators. Here are a few free options to check out.

- **Lingle** (iPhone, Android) offers 5-letter puzzles like Wordle, plus 4-letter and 6-letter puzzles.
- **WordPlay** ([wordplay.com](http://wordplay.com)) is just like Wordle, but you get unlimited games without a subscription.
- **Wordle!** (iPhone, Android) adds multiple playing modes to the basic 5-letter word puzzle, like timed challenges.

## Quotes To Live By...

"Wear your heart on your skin in this life."

— Sylvia Plath, Poet

"People have discovered they can fool the devil; but they can't fool the neighbors."

— Francis Bacon, Philosopher

"Morning comes whether you set the alarm or not."

— Ursula K. Le Guin, Author

# Air Purifiers: What To Know

Portable air purifiers can help to alleviate asthma and seasonal allergies. They can also be incredibly beneficial if you have pets, live on a busy road, are high-risk for respiratory complications from COVID-19, or are in an area prone to smoke pollution from fires. Here are some things to know about air purifiers before you buy one:

- Air purifiers work in limited areas, usually a single room, so you'll need several to cover an entire home. Make sure each is designed to handle the size of the room it will be in.
- Purifiers that use True HEPA filters (not "HEPA-like") are best for home use, and machines often feature a few filter layers to remove different things from the air. Check the label to see what type the device uses.
- Experts recommend changing the filters regularly. A filter's lifespan depends on what it's made of, allergens present in the home (pets, dust, etc.), and the air quality where you live.
- An air purifier won't remove 100% of pollutants and particles from the air, and there are some that a purifier can't really help with at all (like mold or nicotine).

## Have Questions Regarding Loan Financing & Reverse Mortgages

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# Compact Composting Choices

You don't need a big yard or garden to start composting—there are excellent composting solutions suitable for apartment balconies or even kitchen counters.

- **Worm Bins:** Also called "vermicomposting," this method uses worms to produce a bucket of compost in about 3-6 months. Buckets can be kept under the counter, and the smell is often described as "earthy" but not unpleasant (unless you add onions or garlic).
- **Tumblers:** Compost tumblers are insulated and sealed, so they don't smell or attract rats. They need a bit more space, like a larger balcony or outdoor space, and the process can take as little as 2-4 weeks.
- **Bokashi:** This Japanese fermentation method requires an airtight container and a "bokashi bran" to feed the microorganisms that break down food scraps in just a few weeks. You get both a solid and a liquid that can both be used as soil amendments, though it's not compost.
- **Electric "Composters":** These can turn food scraps into powder in mere hours, but they're not composters. They're essentially dehydrators that also grind the scraps, but the result isn't as nutrient-rich as compost. It is, though, an easy and odor-free way to dispose of food scraps.

For guides and other options: [almostzerowaste.com/apartment-composting](http://almostzerowaste.com/apartment-composting)

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CONTINUED ON NEXT PAGE ➤

### Brain Teaser...

There is one five-letter word that gets shorter when you add two letters to it. What is it?

*(See page 4 for the answer.)*

### Real Estate Question?

Maybe you want to know how much your home is worth. Or maybe you just need a recommendation for a handyman, carpet cleaner or plumber...

Either way, I love hearing from all of my good friends and clients. And I'm happy to help answer questions you might have about anything relating to real estate or home-ownership.

If you have a question, tip or idea, call me at **951-205-4165**. I'm here to help!

### Plentiful Pyramids

Egypt arguably has the most famous pyramids in the world—but it doesn't have the *most*. That honor goes to Sudan, which has roughly 220-255 (albeit smaller) pyramids. Egypt, by comparison, has around 118.

### Crafty Websites

Learning a new craft is easier than ever with the bounty of online instruction options. Here are a few sites known for their craft tutorials.

[CreativeBug.com](http://CreativeBug.com)'s repository of online classes is vast, with topics from abstract art to zoetropes, and classes for various age groups. Some videos are free, but with a membership (\$5.95-7.95/month) you can access not only all the site's crafty videos but also live virtual events each month.

[Craftsy.com](http://Craftsy.com) has a fabulous collection of virtual classes for crafts like woodworking, knitting, cake decorating, jewelry making, and more. Some videos are free, some can be purchased individually, but membership (\$8.99/month or \$89.99/year) gives you access to the entire catalog.

[TheSpruceCrafts.com](http://TheSpruceCrafts.com) offers more than 1,000 DIY craft tutorials for free. These are usually more project-specific than general—such as making a macramé chair, building a headboard, or needle felting a tiny dog.

## Should You Consider Debt Consolidation?

Debt consolidation involves paying off several debts at once with a personal loan or by transferring the debt balances to a credit card. The main incentives include reducing interest rates or monthly payments, and it can also improve your credit score and allow you to pay off debts sooner. But debt consolidation isn't necessarily a good option for everyone. We'll look at the two options, personal loans and credit card transfers, and a few ways to tell if debt consolidation is right for you.

A personal loan can be used to pay off several types of debts, including (but not limited to) credit cards. Interest rates and payment schedules on these loans are fixed, so you'll have the same monthly bill for the duration of the loan. Balance transfer credit cards should only be used for consolidating credit card debt. These cards usually charge a transfer fee (a percentage of the balance), but they come with an interest-free promotional period (usually 1-2 years).

### Debt Consolidation May Be Right For You If:

- ✓ You have multiple high-interest loans.
- ✓ Your credit score is better than it was when you took out the original loans.
- ✓ You can pay off consolidated credit card debt during the 0% interest period.

### Debt Consolidation May *Not* Be Right For You If:

- ✗ You haven't reigned in spending habits that led to debt in the first place.
- ✗ You don't have good credit.
- ✗ You don't qualify for a lower interest rate than the one you already have.

If you're not sure, you can use a free "debt consolidation calculator" like this one from NerdWallet ([nerdwallet.com/article/loans/personal-loans/debt-consolidation-calculator](http://nerdwallet.com/article/loans/personal-loans/debt-consolidation-calculator))—or you can discuss your options with your bank or financial advisor.

**Thank You! Thank You! Thank You!**

Sandy & Mike Madrid

Gene Hughart

Steven & Sheri Giberson

Rita Higgins

**My thoughts and prayers are with**

The Rolf Burmeister Family

Jan Prout

R Morris

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CONTINUED ON NEXT PAGE ➤

## Thanks For Thinking of Me!

Did you know I can help you or any of your friends or family save time and money when buying or selling a home? Thanks for keeping me in mind with your referrals...and spreading the word about my services.

## Brain Teaser Answer:

Short. It becomes shorter!

## Easy Garage Door Updates

If your metal garage doors are looking tired, magnetic fixtures are an easy and quick way to upgrade curb appeal.

Magnetic hardware is available in handy kits with faux door handles and hinges in styles like carriage house, rustic, and modern.

You can also find magnetic faux windows, or larger magnetic panels that can transform the look of the entire door to something like those of a weathered barn.

With a fresh coat of paint and some magnetic features, you'll have a completely new (and budget-friendly) look for your home—one that can be changed later just as easily.

**THANK YOU** for reading my Service For Life<sup>®</sup> personal newsletter. I wanted to produce a newsletter that has great content and is fun and valuable to you. Your constructive feedback is always welcome.

**AND...**whether you're thinking of buying, selling or financing real estate, or just want to stop by and say "Hi," I'd love to hear from you...

**Ian Davidson**  
**DRE#01257998**  
**CENTURY 21**  
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Disclaimer: The information contained in this letter is intended for informational purposes. It should not substitute as legal, accounting, investment, medical or other professional services advice. Always seek a competent professional for answers to your specific questions. This letter is not intended to solicit real estate properties currently for sale.

## “Who Else Wants To Win An Applebee’s Gift Card?”

Guess who won last month’s Trivia Question? I’m pleased to announce the lucky winner of last month’s quiz. And the winner is ...drum roll please: **PATTI CORTOIS**.

**You may have honey in the cupboard, but you may not know all of its mysteries.**

**Which of these honey claims is *not* true?**

- a) honey was an early chemical weapon   b) honey is medicinal  
c) honey never goes bad   d) only bees make honey

The answer is d) Not all bees make honey, but some honey comes from other insects entirely—such as honey wasps and honeypot ants. So, let’s move on to *this* month’s trivia question.

**Not every country’s national animal is predictable—or even real. Scotland’s national animal is a unicorn, for instance! What three countries have some version of a dragon as theirs?**

- a) China, North Korea, Wales   b) China, Greece, Hungary  
c) China, Bhutan, Wales   d) Bhutan, North Korea, Serbia

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- **Become familiar with contract language**, such as terms, contingencies and inspections.
- **Know what repairs and closing costs** you are responsible for. A contract is a legally binding agreement, and you will be held to it.
- **Review your title** to make sure your property is not in conflict with local restrictions or laws.

To learn more about how to sell your home, call and ask for my Free Consumer Report called **“How To Avoid 7 Costly Mistakes When Selling Your Home.”** I’ll send a copy right to you.

Do you have a question related to real estate or home ownership? Please call me at **951-205-4165**. Perhaps I’ll feature your question in my next issue!

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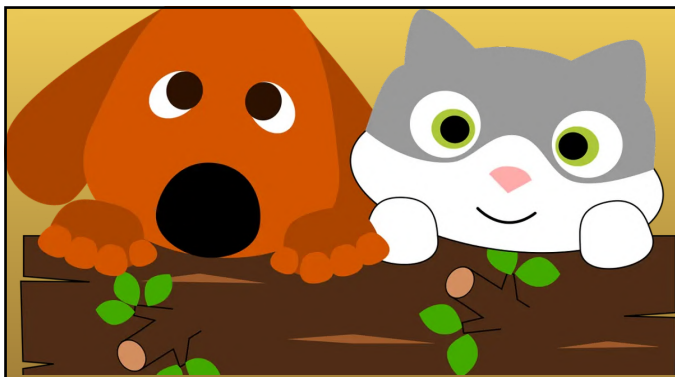
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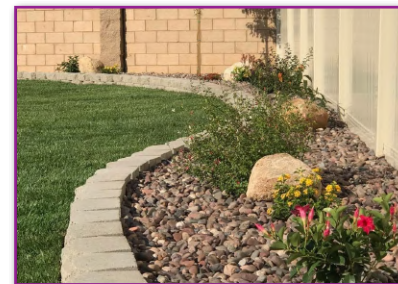
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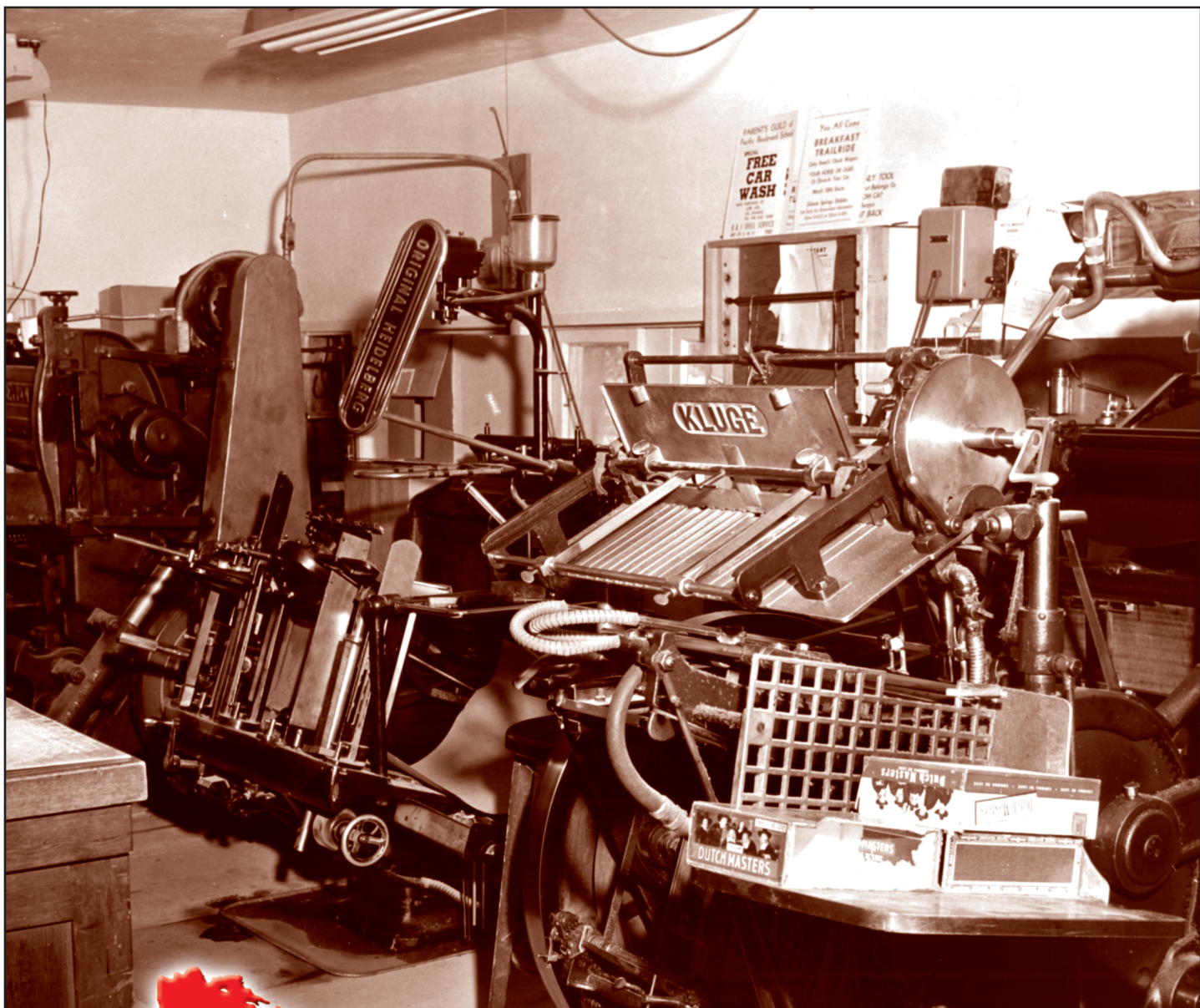


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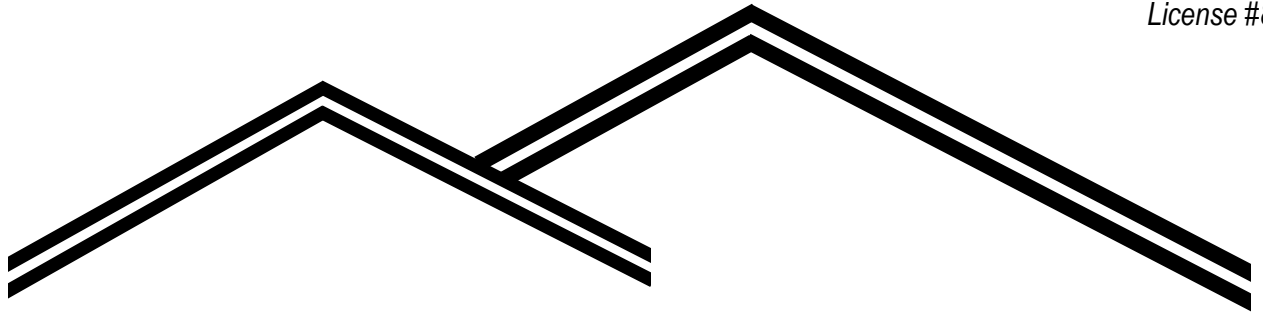
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7	1	5	4	9	3	6	8	2
8	4	2	6	7	1	5	3	9
3	6	9	2	5	8	1	4	7
9	7	8	5	4	6	3	2	1
4	3	6	1	2	9	8	7	5
5	2	1	8	3	7	4	9	6
1	5	7	9	8	4	2	6	3
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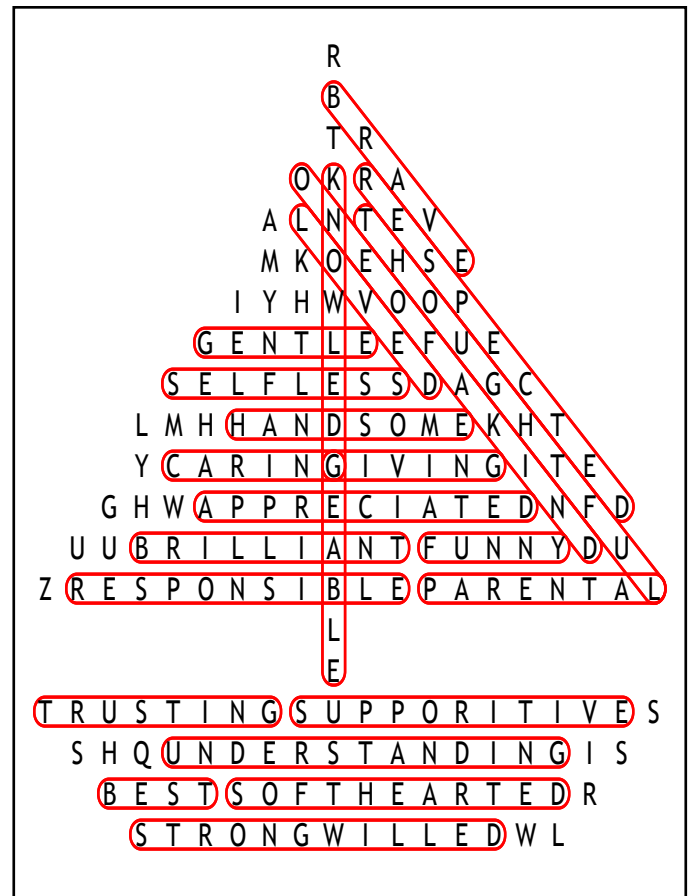
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2	5	1	9	4	7	3	6	8

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6	4	9	8	7	3	2	1	5
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1	3	2	6	5	7	8	9	4

4	2	7	5	8	1	3	6	9
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1	8	3	9	6	4	2	5	7
8	3	4	7	1	5	9	2	6
7	9	1	3	2	6	5	4	8
2	6	5	8	4	9	7	1	3
9	1	8	4	7	2	6	3	5
3	7	6	1	5	8	4	9	2
5	4	2	6	9	3	8	7	1





## SEVEN HILLS P.O.A. NEWSLETTER INFORMATION

*This Newsletter is distributed by the following group of energetic volunteers:*

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Articles must be submitted to the Editor by the 12th of each month in order to be included in the next month's newsletter. Articles can be e-mailed directly to the Editor at: [sevenhillseditor@gmail.com](mailto:sevenhillseditor@gmail.com).

Please present your articles, ads, photos, art, etc. in "PDF", "JPG" or "PNG" format (300 DPI) for best quality, and include your name and telephone number in case there are any questions regarding your submission.

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The material will not be quoted out of context, and will not be published if it contains threats, bad language, inflammatory material, or is disrespectful to members of the community.

Sincerely,  
Gary Bieber, Editor  
(951) 305-0783

*For advertising information call:*

Sandra Allbright at: (951) 658-6178

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